



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Resolution Adopting Amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation

MEETING DATE: November 3, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider a resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

BACKGROUND INFORMATION: City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study", prepared by Harris & Associates, was benchmarked to June 30, 1999, for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001, using the ENR Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002; January 1, 2003; and January 1, 2004. On July 21, 2004, City Council approved an adjustment to the Streets and Road IMF that went into effect on September 21, 2004, that is also reflected in this staff report.

Staff is requesting City Council consideration of amended fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1. Meetings with interested developers to review and discuss the proposals were held October 12, 21, and 25, 2004, at the Carnegie Forum.

The fee changes being considered consist of two main elements:

1. Adjustments to the current fee program based on increased raw land costs, project expenses since the last update, remaining vacant land for development, and fund balance as of June 30, 2004. Note that this is not a major update of the fee program in which all projects would be identified, estimated and allocated to new and existing development.
2. Addition of regional transportation projects.

Each element is described below:

Adjustments to Current Program

In the Development Impact Fee Update Study, a land cost basis of \$120,000 (1999 dollars) per acre was used to determine project costs involving the purchase of land. Land prices for one recently-completed land purchase (DeBenedetti Park) and one pending land purchase (Century Meadows Park) are very close to the assumed cost basis given the annual ENR-based indexing of the fee.

APPROVED:

Janet S. Keeter, Interim City Manager

Recent reported significant increases in raw land costs to as high as \$300,000 per acre could alter the future ability of the Impact Mitigation Fee program to purchase storm drain basin and park land for the remainder of the program. Working with the Development community, consensus was reached on now-current land costs at \$200,000 per acre, coupled with a commitment to review the land cost picture in the future. Staff was presented with closing costs of eight recent projects, averaging \$168,000 per acre. Only one project exceeded \$200,000/acre.

Storm drain and park sites west of Lower Sacramento Road are the only sites affected by the increased land cost. Exhibits G, Storm Drain Projects, and O, Parks Projects, from the "1999 Development Impact Fee Update Study" are attached. Project costs in the exhibits have been updated to June 30, 2004, incorporating 1) the higher land cost basis, 2) reducing project costs by prior project expenditures, 3) specific project adjustments described below, and 4) applying ENR indexing factors to June 30, 2004.

Two projects (future F-Basin/Park and future I-Basin/Park) are affected by the land cost basis increase, and they are presented in **bold**. The Total Project Costs identified in each exhibit represent the total cost of remaining projects currently in the IMF program. In the case of Park Project MPR 040 (Katzakian Park), the park has been completed and, therefore, the Adjusted Project Cost (June 30, 2004) was set at zero from \$987,936. This balance has been added to Park Project MPR 052 (DeBenedetti Park) since the total cost for this project will be above the amount programmed. The fee program assumption is that this project will also be funded partially by other sources, including grants or the project will be reduced in scope.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachments 2 and 3 for Storm Drainage and Parks and Recreation, respectively. Fund Balance is taken from the IMF Annual Report FY 2003/2004. "Total RAE's Added" represent the remaining development in the City served by the remaining projects.

Staff notes that the upcoming Westside developments are somewhat different than recent projects in that the parcels are relatively large and few in numbers and are likely to be done by one developer. This presents an opportunity to provide drainage and park improvements on a reimbursement agreement basis outside of the fee program as allowed by the fee ordinance.

Exhibit I, Streets/Roads/Traffic Projects, from the Development Impact Fee Update Study is attached and has been updated to June 30, 2004, incorporating 1) reductions in project costs resulting from prior project expenditures and 2) applying ENR indexing factors to adjust project costs to June 30, 2004. The Total Project Costs identified in Exhibit I represent the total cost of remaining projects in the IMF Program for Streets and Roads.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachment 4. The "Total RAE's Added" represent the development served by the remaining projects. The amended Streets and Road Fee is \$11,707, an increase of 28% above the existing fee.

Addition of Regional Transportation Projects

Two additional amendments to the Streets and Roads portion of the IMF Program are being presented. The first adds the project "Lower Sacramento Road – Mettler Road to the Harney Curve" to the IMF Program with a corresponding minor fee increase. Staff recommends this addition be adopted. The second would add a share of State Highway improvements to the City's fee program as the City's participation in a Regional Traffic Impact Fee (RTIF). While staff feels this would be appropriate, we are recommending that Council provide direction on this fee as discussed below.

The San Joaquin Council of Governments adopted a resolution at the February 26, 2004, meeting requesting each member jurisdiction to adopt a Regional Transportation Impact Fee (see Attachment 5). The Draft San Joaquin Regional Transportation Impact Fee Technical Report, July 2003 (Report) specified projects by category (Mainline Highway Improvements, Interchange Improvements, and Regional Street Improvements) and determined the cost share based upon the demand presented by new development in four quadrants of the County (North, Central, South, and Tracy).

The Report determined that the fair share of project costs for Mainline Highway Improvements for the North Area (Lodi and north County) is \$1,627 per single family residential unit. The project listing and fair share cost distribution from the report is presented in Attachment 6. Converting this fee to Lodi's RAE-based fee structure, assuming a residential density of five single family units per acre, yields an equivalent Lodi fee of \$8,135 per RAE.

There are a number of policy issues related to setting a regional transportation fee. Significant issues include:

- What projects should be included – mainline highway projects or other significant roadways?
- Should the fee be the same throughout the County, or based on sub-areas?
- Who should collect and administer the fee?

Given the lack of consensus within the County on these issues, staff recommends the City Council consider deferral of adopting the fee and providing clear direction on this issue. Staff's recommendation on this direction is that the fee should only include mainline highway projects. These are likely to be the "lowest common denominator" in terms of consensus among other agencies. Nearly every agency is likely to propose "other significant roadways" for the fee program that will not lead to consensus. Given that this area is critically short of transportation funding, establishing this fee is an important part of the funding mix. Whether the fee is uniform throughout the County or based on sub-areas is of relatively less importance (although equity issues need to be addressed) and depends on what projects are included in the program. As for "other significant roadways", staff feels these should be addressed among the most directly affected cities and the County, not unlike what is being proposed here for Lower Sacramento Road.

The SJCOG has recently reconvened the Regional Transportation Fee Policy Committee and the Mayor will be participating in this effort. Typically, staff is involved in some fashion as well, and clear Council direction on this issue is important.

Lower Sacramento Road

The Lower Sacramento Road Special Purpose Plan reported that the majority of new trips on this County highway are generated by the Cities of Lodi and Stockton, with less than 2 percent of new trips coming from County development. Although this County highway is part of the Measure K Program, only \$11.5 million is programmed to construct a \$20 million project. Recognizing the importance of this County highway to the City of Lodi and that the City has a responsibility to mitigate the external impacts of growth within its boundaries, staff is recommending that approximately \$3.13 million in project costs be added to the City's fee program.

The cost share is based upon City participation in the project north of Mettler Road, along with Measure K funds and County traffic impact fees. Attachment 7 presents the new component of the Streets and Roads fee for the Lodi share of the financing for Lower Sacramento Road. The calculation of the Total RAE's differs from the current IMF Program in that it includes the Planned Residential Reserve land

south of Harney Lane. A nexus exists because the Lower Sacramento Special Purpose Plan included development in this area as part of the traffic model and determination of improvements required on this segment of Lower Sacramento Road. The Streets and Roads Fee increases \$909 by amending the Project List to include Lower Sacramento Road – Mettler Road to the Harney Curve.

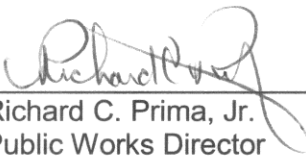
The Summary of Existing 2004 Development Impact Fees for All Services is provided in Attachment 8. A Summary of Amended 2004 Development Impact Fees for All Services is provided in Attachment 9.

The City has received the attached letter from the County concerning these transportation fee proposals (Attachment 10).

Implementation

The City's impact fees are administratively adjusted January 1 each year, based on the Engineering News Record Construction Cost Index (ENR). Thus, the fees presented here will be slightly different after implementation. The Storm Drainage, Parks and Recreation, and Street fees will be adjusted based on the six-month change in the ENR (since this adjustment incorporates the first six months) and the remaining fees by the 12-month ENR. The fees will go into effect January 2005 (60 days after adoption), except that projects with completed applications will have one additional year, per past practice.

FUNDING: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

Attachments

cc: Andy Chesley, San Joaquin Council of Governments
Tom Flinn, San Joaquin County Public Works Director
Jim Giottonini, City of Stockton Public Works Director
Development Community Distribution List
Civil Engineers Distribution List
Building Industry Association of the Delta

Attachment 1

Summary of Amended Fees (Per Residential Acre) November 3, 2004

| Impact Fee Category | Existing | Proposed | Percent Change |
|------------------------------------|----------|----------|----------------|
| Storm Drainage | \$12,252 | \$16,218 | |
| Parks and Recreation | \$21,003 | \$24,491 | |
| Streets and Roads | \$9,142 | \$11,707 | |
| All Other IMF Fees | \$14,869 | \$14,869 | |
| Subtotal | \$57,266 | \$67,286 | 17% |
| Per Dwelling Unit (@ 5 units/acre) | \$11,453 | \$13,457 | |
| Lower Sacramento Road | \$0 | \$909 | |
| Subtotal (with above) | \$57,266 | \$68,194 | 19% |
| Per Dwelling Unit (@ 5 units/acre) | \$11,453 | \$13,639 | |
| Regional Traffic Impact Fee | \$0 | \$8,135 | |
| Subtotal (with above) | \$57,266 | \$76,329 | 33% |
| Per Dwelling Unit (@ 5 units/acre) | \$11,453 | \$15,266 | |

EXHIBIT "G" (PAGE 1 OF 1)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Storm Drain Projects
City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Project Cost June 30, 1999</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|------------------|---|---------------------|-----------------------------------|--|--|
| MSDI 001 | C-Basin (Pixley Park) (S-4) [1] | Partially Completed | \$ 824,800 | \$ - | \$ 965,027 |
| MSDI 003 | Turner Road/Guild Avenue Storm Drain | Open | \$ 400,000 | \$ 226,695 | \$ 241,310 |
| MSDI 004 | Pine Street Storm Drain | Open | \$ 72,200 | \$ - | \$ 84,475 |
| MSDI 005 | Thurman Street Storm Drain | Partially Completed | \$ 57,200 | \$ 16,000 | \$ 50,925 |
| MSDI 007 | C-Basin Storm Drain | Open | \$ 279,500 | \$ - | \$ 327,019 |
| MSDI 008 | Evergreen Drive Storm Drain | Completed | \$ - | \$ - | \$ - |
| MSDI 009 | Evergreen Drive Storm Drain | Completed | \$ - | \$ - | \$ - |
| MSDI 010 | E-Basin Expansion | Completed | \$ - | \$ - | \$ - |
| MSDI 011 | F-Basin (Cochran Park) (N-9) [1] | Open | \$ 4,452,700 | \$ 44,809 | \$ 6,454,869 |
| MSDI 012 | F-Basin North/South Storm Drain | Open | \$ 507,000 | \$ 12,344 | \$ 551,765 |
| MSDI 013 | Tienda Drive Storm Drain | Partially Completed | \$ 135,900 | \$ 80,000 | \$ 79,005 |
| MSDI 014 | Tienda Drive Storm Drain | Partially Completed | \$ 157,300 | \$ 26,653 | \$ 157,390 |
| MSDI 015 | G-Basin Southeast Area Storm Drain | Open | \$ 338,900 | \$ 280,021 | \$ 116,496 |
| MSDI 016 | Orchis Drive Storm Drain | Open | \$ 83,000 | \$ - | \$ 97,111 |
| MSDI 017 | G-Basin (DeBenedetti Park) (C-3) [1] | Open | \$ 4,720,000 | \$ 2,072,222 | \$ 3,450,240 |
| MSDI 018 | Master Storm Drain System Engineering | Open | \$ 65,000 | \$ - | \$ 76,051 |
| MSDI 019 | Lodi Avenue Storm Drain | Completed | \$ - | \$ - | \$ - |
| MSDI 020 | I-Basin (N-19) [1] | Open | \$ 4,577,800 | \$ - | \$ 6,699,795 |
| MSDI 021 | Storm Drain Basin I - Inflow | Open | \$ 344,200 | \$ - | \$ 402,719 |
| MSDI 022 | Storm Drain Basin I - Outflow | Open | \$ 359,100 | \$ - | \$ 420,152 |
| MSDI 023 | E-Basin (Peterson park) (N-4) Land Acquisition | Partially Completed | \$ 173,400 | \$ 16,847 | \$ 202,880 |
| MSDI 024 | G-Basin (DeBenedetti Park) (C-3) Land Acquisition | Underway | \$ 100,700 | \$ - | \$ 117,820 |
| MSDI 025 | Storm Drain Stockton St east to Culbertson | Open | \$ 67,400 | \$ - | \$ 78,859 |

Total Project Costs = \$ 17,716,100 \$ 20,573,908

Note: Open Projects are those that have not yet been started
[1] See Parks Projects for additional funding.

EXHIBIT "O" (PAGE 1 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Parks Projects
City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|------------------|--|--------------------|-----------------------|--|--|
| MPR 001 | Parks and Recreation Master Plan | Completed | | | |
| MPR 002 | Administration Building and Corporation Yard | Open | \$ 1,673,500 | \$ - | 1,958,017.03 |
| MPR 003 | Underground tank replacement | Not in Program | \$ - | \$ - | - |
| MPR 004 | Lodi Lake Central Park Improvements | Completed | \$ - | \$ - | - |
| MPR 005 | Lodi Lake Peninsula Improvements | Not in Program | \$ - | \$ - | - |
| MPR 006 | Lodi Lake - 13 acre expansion | Open | \$ 2,358,000 | \$ 370,628 | 2,325,251.41 |
| MPR 007 | Lodi Lake Silt Removal | Completed | \$ - | \$ - | - |
| MPR 008 | Lodi Lake Turner Road Retaining Wall | Not in Program | \$ - | \$ - | - |
| MPR 009 | Lodi Lake Utility Extension (Water) | Not in Program | \$ - | \$ - | - |
| MPR 010 | Softball Complex Concession | Not in Program | \$ - | \$ - | - |
| MPR 011 | Softball Complex replacement of concession stand | Not in Program | \$ - | \$ - | - |
| MPR 012 | Softball Complex shade structure | Not in Program | \$ - | \$ - | - |
| MPR 013 | Softball Complex paving | Not in Program | \$ - | \$ - | - |
| MPR 014 | Softball Complex upgrade sports lighting | Not in Program | \$ - | \$ - | - |
| MPR 015 | Stadium - Electrical & Sports Lighting | Not in Program | \$ - | \$ - | - |
| MPR 016 | Stadium - Press Box | Not in Program | \$ - | \$ - | - |
| MPR 017 | Stadium - Parking Lot Landscape & Lighting | Not in Program | \$ - | \$ - | - |
| MPR 018 | Stadium - Returf & Drainage Improvements | Not in Program | \$ - | \$ - | - |
| MPR 019 | Stadium - Additional Seating | Not in Program | \$ - | \$ - | - |
| MPR 020 | Kofu Park - Enlarge Bleacher Area | Not in Program | \$ - | \$ - | - |
| MPR 021 | Kofu Park - New Playground Equipment | Not in Program | \$ - | \$ - | - |
| MPR 022 | Kofu Park - Permanent Backstop in Small Diamond | Not in Program | \$ - | \$ - | - |
| MPR 023 | Kofu Park - Group Picnic Facilities | Not in Program | \$ - | \$ - | - |
| MPR 024 | Kofu Park - Entrance Improvements | Not in Program | \$ - | \$ - | - |
| MPR 025 | Armory Park - Parking Lot | Not in Program | \$ - | \$ - | - |
| MPR 026 | Armory Park - Press Box and Bleacher Wall | Not in Program | \$ - | \$ - | - |
| MPR 027 | Armory Park - Upgrade Electrical | Not in Program | \$ - | \$ - | - |
| MPR 028 | Zupo Field Upgrading | Not in Program | \$ - | \$ - | - |
| MPR 029 | Zupo Field - Upgrad Electrical and Sports Lighting | Not in Program | \$ - | \$ - | - |
| MPR 030 | No Project - Not in Original Nolte Report | Not in Program | \$ - | \$ - | - |
| MPR 031 | Hale Park - General Improvements | Not in Program | \$ - | \$ - | - |
| MPR 032 | No Project - Not in Original Nolte Report | Not in Program | \$ - | \$ - | - |
| MPR 033 | Community Buildings - Hutchins Square [1] | Partially Complete | \$ 1,100,000 | \$ - | 1,287,014.48 |
| MPR 034 | Blakely Park - Upgrade Lighting | Not in Program | \$ - | \$ - | - |
| MPR 035 | Salas Park - Protective Shade Structures | Not in Program | \$ - | \$ - | - |
| MPR 036 | Salas Park - Fence Diamond Area | Not in Program | \$ - | \$ - | - |

EXHIBIT "O" (PAGE 2 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Parks Projects
City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|------------------------------|---|------------------|-----------------------|--|--|
| MPR 037 | Emerson Park - Restroom Replacement | Not in Program | \$ - | \$ - | - |
| MPR 038 | Pixley Park (C-Basin) (S-4) - Gen Improvements[1] | Open | \$ 5,105,000 | \$ - | 5,972,917.22 |
| MPR 039 | Peterson Park (E-Basin) (N-4) [1] | Completed | \$ - | \$ - | - |
| MPR 040 | Katzakian Park (N-20) [3] | Completed | \$ 1,881,000 | \$ 1,036,620 | - |
| MPR 041 | Cochran Park - (F-Basin) (N-9) [1] | Open | \$ 2,050,000 | \$ 16,938 | 2,704,079.12 |
| MPR 042 | Southwest Park - (I-Basin) (N-19) [1] | Open | \$ 691,400 | \$ - | 856,845.39 |
| MPR 043 | Area #6 - Park (now Cochran Park) | Incl in MPR041 | \$ - | \$ - | - |
| MPR 044 | Area #5 - Park (now DeBenedetti Park) | Incl in MPR052 | \$ - | \$ - | - |
| MPR 045 | Area #7 - Park (now Eastside Park) | Incl in MPR046 | \$ - | \$ - | - |
| MPR 046 | Eastside Park (N-18) | Open | \$ 2,088,000 | \$ 72,718 | 2,357,906.47 |
| MPR 046A | Eastside Park -Softball Complex | Completed | \$ - | \$ - | - |
| MPR 047 | F-Basin Park | Incl in MPR041 | \$ - | \$ - | - |
| MPR 048 | I-Basin Park | Incl in MPR042 | \$ - | \$ - | - |
| MPR 049 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 050 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 051 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 052 | DeBenedetti Park (G-Basin) (C-3) [2][4] | Open | \$ 2,646,000 | \$ 1,039,860 | 2,867,140.95 |
| MPR 053 | Hutchins Square - Catering Kitchen | Incl in MPR033 | \$ - | \$ - | - |
| MPR 054 | Hutchins Square - Multi-purpose | Incl in MPR033 | \$ - | \$ - | - |
| MPR 055 | Hutchins Square - Child care | Incl in MPR033 | \$ - | \$ - | - |
| MPR 056 | Hutchins Square - Connectors | Incl in MPR033 | \$ - | \$ - | - |
| MPR 057 | Hutchins Square - Auditorium | Incl in MPR033 | \$ - | \$ - | - |
| MPR058 | Roget Park (N-13) | Open | \$ 1,087,000 | \$ 114,919 | 1,137,347.57 |
| MPR059 | Century Meadows Park (N-15) | Open | \$ 1,034,500 | \$ 500 | 1,209,793.61 |
| MPR060 | Future Community Buildings | Open | \$ 6,362,000 | \$ 345,107 | 7,039,844.03 |
| MPR061 | Arnaiz Property (OS-3) | Open | \$ 17,000 | \$ - | 19,890.22 |
| MPR062 | Future Community Pools | Open | \$ 1,908,000 | \$ 118,569 | 2,093,657.83 |
| Total Project Costs = | | | \$ 30,001,400 | \$ | 31,829,705 |

Note: Open Projects are those that have not yet been started

[1] Park Program share of Hutchins Square project originally totalled \$2,100,000

[2] See Storm Drain projects for additional funding.

[3] Katzakian Park Improvements completed and remaining cost of \$987936 adjusted to zero.

[4] DeBenedetti Park Construction Estimate increased by \$987936 based upon updated cost estimate.

Attachment 2

Storm Drainage Fee Calculation November 3, 2004

| | |
|------------------------------|--------------|
| Total Project Costs | \$20,573,908 |
| Less Fund Balance | \$1,823,312 |
| Storm Drainage Fees Required | \$18,750,596 |
| Total RAE's Added | 1,156 |
| Proposed Fee Per RAE | \$16,218 |
| Current Fee Per RAE | \$12,252 |
| Percentage Increase | 32% |

Attachment 3

Parks and Recreation Fee Calculation November 3, 2004

| | |
|----------------------|--------------|
| Total Project Costs | \$31,829,705 |
| Less Fund Balance | \$1,565,946 |
| Balance to Fund | \$30,263,759 |
| Total RAE's Added | 1,236 |
| Proposed Fee Per RAE | \$24,491 |
| Current Fee Per RAE | \$21,003 |
| Percentage Increase | 17% |

EXHIBIT "I" (1 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
 ENR 6-04 7109

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|------------------|--|---------------------|-----------------------|--|--|
| MTSI 001 | Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln. | Open | \$ 55,000 | \$ 69,400 | - |
| MTSI 002 | Kettleman Lane Restriping - Ham Ln. to Stockton St. | Open | \$ 55,000 | \$ 70,000 | - |
| MTSI 003 | Kettleman Lane Restriping - Stockton St. to Cherokee Ln. | Open | \$ 29,000 | \$ 62,401 | - |
| MTSI 004 | Kettleman Lane / State Rte. 99 Interchange | Open | \$ 4,921,000 | \$ - | 5,757,634.79 |
| MTSI 005 | Kettleman Lane Widening - Phase 2 | Open | \$ 771,000 | \$ - | 902,080.15 |
| MTSI 006 | Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave. | Open | \$ 361,000 | \$ 377,595 | - |
| MTSI 007 | Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd. | Open | \$ 253,000 | \$ 70,303 | 213,757.90 |
| MTSI 008 | Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln. | Open | \$ 288,000 | \$ 271,066 | 19,813.00 |
| MTSI 009 | Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr. | Open | \$ 299,000 | \$ 218,825 | 93,805.81 |
| MTSI 010 | Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd. | Open | \$ 247,000 | \$ 90,000 | 183,692.07 |
| MTSI 011 | Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct. | Open | \$ 381,000 | \$ 90,000 | 340,473.83 |
| MTSI 012 | Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane | Open | \$ 165,000 | \$ 57,079 | 126,268.99 |
| MTSI 013 | Harney Lane Widening from Lower Sacramento Road to Mills | Open | \$ 457,000 | \$ - | 534,696.02 |
| MTSI 014 | Harney Lane Widening from WID Crossing to Lower Sacramento Road | Open | \$ 292,000 | \$ 88,138 | 238,521.22 |
| MTSI 015 | Harney Lane Widening from WID Crossing to Hutchins Street | Open | \$ 149,000 | \$ - | 174,331.96 |
| MTSI 016 | Harney Lane Widening from Hutchins St. to Stockton St. | Open | \$ 215,000 | \$ - | 251,552.83 |
| MTSI 017 | Harney Lane Widening from Stockton St. to Cherokee Lane | Open | \$ 248,000 | \$ 18,641 | 268,353.05 |
| MTSI 018 | Harney Lane Widening from Lower Sacramento Rd. to west City boundary | Open | \$ 303,000 | \$ - | 354,513.99 |
| MTSI 019 | Project Study Report | Completed | \$ - | \$ - | - |
| MTSI 020 | SR 99 at Turner Road - Interchange Improvements | Open | \$ 1,907,000 | \$ - | 2,231,215.11 |
| MTSI 021 | Lodi Avenue Restriping | Open | \$ 31,000 | \$ - | 36,270.41 |
| MTSI 022 | Lodi Avenue Construction | Completed | \$ - | \$ - | - |
| MTSI 023 | Turner Road Restriping | Not In Program | \$ - | \$ - | - |
| MTSI 024 | Turner Road Construction | Open | \$ 34,000 | \$ - | 39,780.45 |
| MTSI 025 | Century Boulevard Widening | Open | \$ 113,000 | \$ 250 | 131,918.98 |
| MTSI 026 | Century Boulevard Construction | Completed | \$ - | \$ - | - |
| MTSI 027 | Stockton Street Widening | Partially Completed | \$ 73,000 | \$ - | 85,410.96 |
| MTSI 028 | Guild Avenue Construction | Partially Completed | \$ 487,000 | \$ 469,876 | 20,035.31 |
| MTSI 029 | Turner Road Widening | Completed | \$ - | \$ - | - |
| MTSI 030 | Lodi Avenue Widening | Partially Completed | \$ 131,000 | \$ - | 153,271.72 |
| MTSI 031 | Kettleman Lane Widening | Open | \$ 153,000 | \$ - | 179,012.01 |
| MTSI 032 | Lockeford Street Widening | Open | \$ 1,645,000 | \$ 176,793 | 1,717,821.52 |
| MTSI 033 | Victor Road - SR 99 tp CCT Railroad Co. | Open | \$ 444,000 | | 519,485.85 |
| MTSO 001 | Master Traffic System - Traffic System Master Plan 1987 | Completed | \$ - | | - |
| MTSO 002 | Master Traffic System - Traffic System Master Plan 2001 | Open | \$ 26,000 | | 30,420.34 |
| MTSO 003 | Master Traffic System - Five Year CIP Update 2010 | Open | \$ 26,000 | | 30,420.34 |
| MTSO 004 | Public Works Admin. Building Expansion [1] | Open | \$ 322,000 | | 376,744.24 |
| MTSO 005 | Public Works Storage Facility [1] | Open | \$ 162,000 | | 189,542.13 |
| MTSO 006 | Public Works Garage/Wash Facility [1] | Open | \$ 288,000 | | 336,963.79 |
| MTS 001 | Traffic Signal @ Turner Road & Lower Sacramento Road | Partially Completed | \$ 47,000 | | 54,990.62 |
| MTS 002 | Traffic Signal @ Turner Road & SR 99 Southbound Ramp | Open | \$ 123,000 | | 143,911.62 |
| MTS 003 | Traffic Signal @ Victor Road & Cluff Avenue | Completed | \$ - | | - |
| MTS 004 | Traffic Signal @ Lodi Avenue & Lower Sacramento Road | Partially Completed | \$ 48,500 | | 56,745.64 |
| MTS 005 | Traffic Signal @ Lodi Avenue & Mills Avenue | Open | \$ 62,000 | \$ 3,456 | 68,497.25 |
| MTS 006 | Traffic Signal @ Lower Sacramento Road & Vine Street | Completed | \$ - | | - |
| MTS 007 | Traffic Signal @ Kettleman Lane & Mills Avenue | Completed | \$ - | | - |

EXHIBIT "I" (2 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
 ENR 6-04 7109

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|--|---|---------------------|-----------------------|--|--|
| MTS 008 | Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp | Completed | \$ - | | - |
| MTS 009 | Traffic Signal @ Kettleman Lane & Beckman Road | Completed | \$ - | | - |
| MTS 010 | Traffic Signal @ Lower Sacramento Road & Harney Lane | Open | \$ 124,000 | | 145,081.63 |
| MTS 011 | Traffic Signal @ Harney Lane & Mills Avenue | Open | \$ 117,000 | | 136,891.54 |
| MTS 012 | Traffic Signal @ Harney Lane & Ham Lane | Open | \$ 117,000 | | 136,891.54 |
| MTS 013 | Traffic Signal @ Harney Lane & Stockton Street | Open | \$ 58,500 | \$ 197,990 | - |
| MTS 014 | Traffic Signal @ Elm Street & Lower Sacramento Road | Partially Completed | \$ 64,000 | | 74,880.84 |
| MTS 015 | Traffic Signal @ Lockeford Street & Stockton Street | Open | \$ 58,500 | | 68,445.77 |
| MTS 016 | Traffic Signal @ Turner Road & Stockton Street | Completed | \$ - | | - |
| MTS 017 | Traffic Signal @ Pine Street & Stockton Street | Open | \$ 58,500 | | 68,445.77 |
| MTS 018 | Traffic Signal @ Turner Road & Mills Avenue | Completed | \$ - | | - |
| MTS 019 | Traffic Signal @ Turner Road & Edgewood | Open | \$ 58,500 | | 68,445.77 |
| MTS 020 | Traffic Signal @ Kettleman Lane & Central Avenue | Completed | \$ - | | - |
| MTS 021 | Traffic Signal @ Elm Street & Mills Avenue | Open | \$ 58,500 | | 68,445.77 |
| MTS 022 | Traffic Signal @ Cherokee Lane & Vine Street | Open | \$ 68,500 | | 80,145.90 |
| MTS 023 | Traffic Signal @ Ham Lane & Century Boulevard | Open | \$ 62,000 | \$ 84,413 | - |
| MTS 024 | Traffic Signal @ Cherokee Lane & Elm Street | Open | \$ 68,500 | | 80,145.90 |
| MTS 025 | Traffic Signal @ Lower Sacramnto Rd & Tokay | Open | \$ 162,000 | | 189,542.13 |
| MTS 026 | Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane | Open | \$ 259,000 | | 303,033.41 |
| [1] Funding shared equally by Water, Sewer and Streets programs. | | | | | |
| MBC 001 | Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave. | Open | \$ 316,000 | \$ 363,825 | - |
| MBC 002 | Box Culvert - WID Canal, Turner Road, South of Lodi Avenue | Open | \$ 97,500 | | 114,076.28 |
| MBC 003 | Box Culvert - WID Canal, Mills Avenue, South of Vine Street | Completed | \$ - | \$ 7,540 | - |
| MBC 004 | Box Culvert - WID Canal, Harney Lane, West of Hutchins Street | Open | \$ 280,000 | | 327,603.69 |
| MRRX 001 | RR Crossing - Lower Sacramento Road, North of Turner Road | Open | \$ 114,000 | \$ 5,264 | 127,222.55 |
| MRRX 004 | RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St. | Open | \$ 228,000 | | 266,763.00 |
| MRRX 005 | RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave. | Open | \$ 248,000 | | 290,163.27 |
| MRRX 006 | RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue | Open | \$ 253,000 | | 296,013.33 |
| MRRX 007 | RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue | Open | \$ 233,000 | | 272,613.07 |
| MRRX 008 | RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St. | Completed | \$ - | | - |
| MRRX 009 | RR Crossing - Kettleman Lane, East of Guild Avenue | Open | \$ 254,000 | | 297,183.34 |
| MRRX 010 | RR Crossing - Harney Lane, East of Hutchins Street | Open | \$ 241,000 | | 281,973.17 |
| | New Development Share of Existing Facilities | Partially Completed | \$ 1,182,943 | \$ 197,469 | \$ 985,474 |
| Total Project Costs = | | | \$ 20,393,443 | | \$ 20,541,436 |

Note: Open Projects are those that have not yet been undertaken

Attachment 4

Streets and Roads Fee Calculation November 3, 2004

| | |
|----------------------|--------------|
| Total Project Costs | \$20,541,436 |
| Less Fund Balance | -\$209,356 |
| Balance to Fund | \$20,750,792 |
| Total RAE's Added | 1,772 |
| Proposed Fee Per RAE | \$11,707 |
| Current Fee Per RAE | \$9,142 |
| Percentage Increase | 28% |



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95203

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www.sjco.org

March 11, 2004

MAR 17 2004



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Gloryanna Rhodes
CHAIR

Gary Giovannetti
VICE CHAIR

Julia E. Greene
EXECUTIVE DIRECTOR

Member Agencies

CITIES OF
ESCALON,
FATHROP,
LODI,
MANTENO,
REPORT,
STOCKTON,
TRACY

AND
THE COUNTY OF
SAN JOAQUIN

Mayor Larry Hansen
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

Dear Mayor Hansen:

The San Joaquin Council of Governments adopted the attached resolution at their February 26, 2004 meeting. The motion was adopted by the SJCOG Board as a proposal to each of the member jurisdictions requesting the adoption of a Regional Transportation Impact Fee and further proposing the Regional Transportation Impact fee be the same in each jurisdiction.

The Council of Governments Board of Directors also authorized SJCOG staff to be available, upon request, to assist each jurisdiction in the preparation and adoption of such a fee. Please contact Julia E. Greene, Executive Director of the San Joaquin Council of Governments if you have any questions regarding the Regional Transportation Impact fee or a request for staff assistance.

Sincerely yours,

GLORYANNA RHODES
Chair
San Joaquin Council of Governments

cc: Lodi City Council
Lodi City Manager

| | |
|--|--|
| <input checked="" type="checkbox"/> CC | <input type="checkbox"/> HR |
| <input checked="" type="checkbox"/> CM | <input type="checkbox"/> IS |
| <input checked="" type="checkbox"/> CA | <input type="checkbox"/> LIB |
| <input type="checkbox"/> CD | <input type="checkbox"/> PR |
| <input type="checkbox"/> EUD | <input type="checkbox"/> PD |
| <input type="checkbox"/> FIN | <input checked="" type="checkbox"/> PW |
| <input type="checkbox"/> FD | <input type="checkbox"/> COM |



RESOLUTION SAN JOAQUIN COUNCIL OF GOVERNMENTS

R-04-23

RESOLUTION FOR THE ADOPTION OF A REGIONAL TRANSPORTATION IMPACT FEE (RTIF)

WHEREAS, the San Joaquin Council of Governments is a Joint Powers Authority comprised of the County of San Joaquin and the Cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon and Lathrop; and,

WHEREAS, the San Joaquin Council of Governments is the officially designated Metropolitan Planning Organization and Regional Transportation Planning Agency for San Joaquin County; and,

WHEREAS, the San Joaquin Council of Governments is responsible for the delivery and administration of Measure K, the ½ cent sales tax measure to fund critically needed transportation projects throughout the San Joaquin Region; and,

WHEREAS, the following language in the Measure K Ordinance identifies the intent to establish a Regional Transportation Impact Fee (RTIF); and,

SECTION 5. LOCAL AND REGIONAL TRAFFIC MITIGATION FEES. In order to receive funds from the Local Road and Street Maintenance and Improvement Fund, a city and the County of San Joaquin must have adopted a traffic fee program to assist in mitigating the impact of new development on the local transportation system. The Authority shall develop criteria for these traffic mitigation fees. Local traffic mitigation fees shall be in place in all communities for the fiscal year commencing with July 1, 1991. Should a jurisdiction not have a qualifying local traffic impact mitigation fee in place by the last day of the fiscal year, then all revenue apportioned to that community under the Local Street Repair Fund will be reapportioned for the following fiscal year among all the eligible jurisdictions based on the adopted formula.

It is the intent of this ordinance to have adopted in San Joaquin County by January 1, 1993, a Regional Traffic Mitigation Fee program to assess new development for its impacts that go beyond the local circulation system. Failure to achieve this date does not effect other provision of this ordinance.

WHEREAS, an interim RTIF of \$454 was adopted by some jurisdictions in 1994 with the understanding that a permanent fee would be established based on an AB 1600 study; and

WHEREAS, each local jurisdiction is urged to develop and adopt a Regional Transportation Impact Fee, and will have the latitude, at a minimum, to conduct the following:

- ✓ Calculate and establish the Regional Transportation Impact Fee program fee amount.
- ✓ Set the administrative parameters.
- ✓ Determine the regionally significant projects that are a part of the Regional Transportation Plan that will be recognized by the local Regional Transportation Impact Fee.

WHEREAS, the San Joaquin Council of Governments' staff and resources will be available to assist, upon request, every jurisdiction in establishing a Regional Transportation Impact Fee; and

NOW, THEREFORE, BE IT RESOLVED that each jurisdiction recognized under the San Joaquin Council of Governments as a Joint Powers Authority is urged to adopt a permanent Regional Transportation Impact Fee.

PASSED AND ADOPTED, this 26th day of February 2004, by the following vote of the San Joaquin Council of Governments Board of Directors.

AYES:

NOES:

ABSENT:



GLORYANNA RHODES
Chairwoman

Attachment 6
Regional Transportation Impact Fee Calculation
San Joaquin Regional Transportation Impact Fee Nexus Study
July 2003

| No. | Project Name / Category | Cost Per DUE by Traffic District | | | |
|------|-------------------------------|----------------------------------|------------|------------|------------|
| | | North | Central | South | Tracy |
| | Mainline Highway Improvements | | | | |
| (1) | I-5 | \$189.30 | \$539.47 | \$478.62 | \$613.53 |
| (2) | SR-99 | \$581.31 | \$418.81 | \$607.41 | \$0.00 |
| (3) | SR-4 | \$21.82 | \$56.27 | \$2.59 | \$0.00 |
| (4) | SR-4 | \$3.17 | \$12.11 | \$1.34 | \$0.00 |
| (5) | I-5 S/B | \$3.65 | \$48.32 | \$18.57 | \$44.45 |
| (6) | SR-99 | \$92.16 | \$66.40 | \$96.30 | \$0.00 |
| (7) | SR-99 | \$132.54 | \$102.64 | \$52.66 | \$29.41 |
| (8) | SR-99 | \$52.81 | \$52.92 | \$118.49 | \$3.89 |
| (9) | SR-99 | \$160.91 | \$59.50 | \$41.60 | \$16.35 |
| (10) | SR-99 | \$113.70 | \$31.47 | \$29.11 | \$10.51 |
| (11) | SR-99 | \$150.04 | \$41.86 | \$39.27 | \$10.90 |
| (12) | SR-12 | \$0.00 | \$38.72 | \$19.10 | \$8.35 |
| (13) | SR-26 | \$2.49 | \$240.93 | \$22.94 | \$15.27 |
| (14) | SR-26 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (15) | SR-88 | \$9.85 | \$0.00 | \$28.10 | \$55.35 |
| (16) | I-5 | \$13.77 | \$56.36 | \$35.28 | \$48.44 |
| (17) | I-5 | \$17.02 | \$140.59 | \$57.71 | \$100.47 |
| (18) | I-5 | \$13.38 | \$75.60 | \$44.44 | \$58.02 |
| (19) | I-5 | \$3.64 | \$6.74 | \$5.71 | \$7.61 |
| (20) | I-5 | \$34.17 | \$148.19 | \$117.36 | \$147.91 |
| (21) | I-205 | \$0.00 | \$233.09 | \$43.67 | \$81.83 |
| (22) | SR-120 Escalon Bypass | \$25.06 | \$112.91 | \$51.31 | \$11.42 |
| (23) | SR-120 Escalon Bypass | \$6.26 | \$28.23 | \$12.83 | \$2.85 |
| | Total | \$1,627.04 | \$2,511.13 | \$1,924.41 | \$1,266.56 |

Attachment 7

Lower Sacramento Road (South of Harney Curve to Mettler Road) Streets and Roads Fee Calculation November 3, 2004

| | |
|----------------------|-------------|
| Total Project Costs | \$3,129,722 |
| Less Fund Balance | \$0 |
| Balance to Fund | \$3,129,722 |
| Total RAE's Added | 3,444 |
| Proposed Fee Per RAE | \$909 |

ATTACHMENT 8
SUMMARY OF EXISTING DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 21, 2004)

| Land Use Categories | Total Fees | <u>Water</u> | | <u>Sewer</u> | | <u>Storm Drainage</u> | | <u>Streets & Roads</u> | | <u>Police</u> | | <u>Fire</u> | | <u>Parks and Recreation</u> | | <u>General City Facilities</u> | |
|-----------------------------------|---------------|--------------|----------|--------------|---------|-----------------------|----------|----------------------------|----------|---------------|---------|-------------|---------|---------------------------------|----------|------------------------------------|----------|
| | | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee |
| <u>RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$57,266 | 1.00 | \$4,257 | 1.00 | \$544 | 1.00 | \$12,252 | 1.00 | \$9,142 | 1.00 | \$1,673 | 1.00 | \$1,635 | 1.00 | \$21,003 | 1.00 | \$6,760 |
| Medium Density | \$85,447 | 1.96 | \$8,344 | 1.96 | \$1,066 | 1.00 | \$12,252 | 1.96 | \$17,918 | 1.77 | \$2,961 | 1.96 | \$3,205 | 1.43 | \$30,034 | 1.43 | \$9,667 |
| High Density | \$149,587 | 3.49 | \$14,857 | 3.49 | \$1,899 | 1.00 | \$12,252 | 3.05 | \$27,883 | 4.72 | \$7,897 | 4.32 | \$7,063 | 2.80 | \$58,808 | 2.80 | \$18,928 |
| <u>PLANNED RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$57,266 | 1.00 | \$4,257 | 1.00 | \$544 | 1.00 | \$12,252 | 1.00 | \$9,142 | 1.00 | \$1,673 | 1.00 | \$1,635 | 1.00 | \$21,003 | 1.00 | \$6,760 |
| Medium Density | \$85,447 | 1.96 | \$8,344 | 1.96 | \$1,066 | 1.00 | \$12,252 | 1.96 | \$17,918 | 1.77 | \$2,961 | 1.96 | \$3,205 | 1.43 | \$30,034 | 1.43 | \$9,667 |
| High Density | \$149,587 | 3.49 | \$14,857 | 3.49 | \$1,899 | 1.00 | \$12,252 | 3.05 | \$27,883 | 4.72 | \$7,897 | 4.32 | \$7,063 | 2.80 | \$58,808 | 2.80 | \$18,928 |
| <u>COMMERCIAL</u> | | | | | | | | | | | | | | | | | |
| Retail Commercial | \$62,575 | 0.64 | \$2,724 | 0.94 | \$511 | 1.33 | \$16,295 | 2.08 | \$19,015 | 4.12 | \$6,893 | 2.69 | \$4,398 | 0.32 | \$6,721 | 0.89 | \$6,016 |
| Office Commercial | \$81,355 | 0.64 | \$2,724 | 0.94 | \$511 | 1.33 | \$16,295 | 3.27 | \$29,894 | 3.72 | \$6,224 | 2.46 | \$4,022 | 0.54 | \$11,342 | 1.53 | \$10,343 |
| <u>INDUSTRIAL</u> | | | | | | | | | | | | | | | | | |
| Light Industrial | \$46,620 | 0.26 | \$1,107 | 0.42 | \$228 | 1.33 | \$16,295 | 2.00 | \$18,284 | 0.30 | \$502 | 0.64 | \$1,046 | 0.23 | \$4,831 | 0.64 | \$4,326 |
| Heavy Industrial | \$43,774 | 0.26 | \$1,107 | 0.42 | \$228 | 1.33 | \$16,295 | 1.27 | \$11,610 | 0.19 | \$318 | 0.61 | \$997 | 0.33 | \$6,931 | 0.93 | \$6,287 |

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

ATTACHMENT 9
SUMMARY OF PROPOSED DEVELOPMENT IMPACT FEES
ALL SERVICES
(November 3, 2004)

| Land Use Categories | Total Fees | <u>Water</u> | | <u>Sewer</u> | | <u>Storm Drainage</u> | | <u>Streets & Roads</u> | | <u>Police</u> | | <u>Fire</u> | | <u>Parks and Recreation</u> | | <u>General City Facilities</u> | |
|-----------------------------------|---------------|--------------|----------|--------------|---------|-----------------------|----------|----------------------------|----------|---------------|---------|-------------|---------|---------------------------------|----------|------------------------------------|----------|
| | | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee |
| <u>RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$76,329 | 1.00 | \$4,257 | 1.00 | \$544 | 1.00 | \$16,218 | 1.00 | \$20,751 | 1.00 | \$1,673 | 1.00 | \$1,635 | 1.00 | \$24,491 | 1.00 | \$6,760 |
| Medium Density | \$117,155 | 1.96 | \$8,344 | 1.96 | \$1,066 | 1.00 | \$16,218 | 1.96 | \$40,672 | 1.77 | \$2,961 | 1.96 | \$3,205 | 1.43 | \$35,022 | 1.43 | \$9,667 |
| High Density | \$198,728 | 3.49 | \$14,857 | 3.49 | \$1,899 | 1.00 | \$16,218 | 3.05 | \$63,291 | 4.72 | \$7,897 | 4.32 | \$7,063 | 2.80 | \$68,575 | 2.80 | \$18,928 |
| <u>PLANNED RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$76,329 | 1.00 | \$4,257 | 1.00 | \$544 | 1.00 | \$16,218 | 1.00 | \$20,751 | 1.00 | \$1,673 | 1.00 | \$1,635 | 1.00 | \$24,491 | 1.00 | \$6,760 |
| Medium Density | \$117,155 | 1.96 | \$8,344 | 1.96 | \$1,066 | 1.00 | \$16,218 | 1.96 | \$40,672 | 1.77 | \$2,961 | 1.96 | \$3,205 | 1.43 | \$35,022 | 1.43 | \$9,667 |
| High Density | \$198,728 | 3.49 | \$14,857 | 3.49 | \$1,899 | 1.00 | \$16,218 | 3.05 | \$63,291 | 4.72 | \$7,897 | 4.32 | \$7,063 | 2.80 | \$68,575 | 2.80 | \$18,928 |
| <u>COMMERCIAL</u> | | | | | | | | | | | | | | | | | |
| Retail Commercial | \$93,113 | 0.64 | \$2,724 | 0.94 | \$511 | 1.33 | \$21,570 | 2.08 | \$43,162 | 4.12 | \$6,893 | 2.69 | \$4,398 | 0.32 | \$7,837 | 0.89 | \$6,016 |
| Office Commercial | \$126,476 | 0.64 | \$2,724 | 0.94 | \$511 | 1.33 | \$21,570 | 3.27 | \$67,856 | 3.72 | \$6,224 | 2.46 | \$4,022 | 0.54 | \$13,225 | 1.53 | \$10,343 |
| <u>INDUSTRIAL</u> | | | | | | | | | | | | | | | | | |
| Light Industrial | \$75,915 | 0.26 | \$1,107 | 0.42 | \$228 | 1.33 | \$21,570 | 2.00 | \$41,502 | 0.30 | \$502 | 0.64 | \$1,046 | 0.23 | \$5,633 | 0.64 | \$4,326 |
| Heavy Industrial | \$64,943 | 0.26 | \$1,107 | 0.42 | \$228 | 1.33 | \$21,570 | 1.27 | \$26,354 | 0.19 | \$318 | 0.61 | \$997 | 0.33 | \$8,082 | 0.93 | \$6,287 |

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

(2) Includes Lower Sacramento Road and Regional Highway Fees



THOMAS R. FLINN
DIRECTOR

THOMAS M. GAU
DEPUTY DIRECTOR

MANUEL SOLORIO
DEPUTY DIRECTOR

STEVEN WINKLER
DEPUTY DIRECTOR

BENTON ANGOVE
BUSINESS ADMINISTRATOR



P. O. BOX 1810 - 1810 E. HAZELTON AVENUE
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OCT 19 2004



CITY OF LODI

October 15, 2004

PUBLIC WORKS DEPARTMENT

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| <input checked="" type="checkbox"/> CC | <input type="checkbox"/> HR |
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| <input type="checkbox"/> FIN | <input checked="" type="checkbox"/> PW |
| <input type="checkbox"/> FD | <input type="checkbox"/> COM |

City Council
City of Lodi
Post Office Box 3006
Lodi, California 95241-1910

SUBJECT: CITY OF LODI TRAFFIC IMPACT MITIGATION FEE

Gentlemen:

With this letter, I announce my support of the City of Lodi's proposed Traffic Impact Mitigation Fee Amendment. It is encouraging that the City of Lodi recognizes the importance of the Lower Sacramento Road Corridor. While the majority lies outside of Lodi City limits, the roadway operates as a significant County highway, serving the majority of the new traffic being generated by both the Cities of Lodi and Stockton. When partner jurisdictions assume their responsibility, important projects can be realized. The City of Lodi has taken the initiative here and set the standard for other agencies to follow.

The City's proposed adoption of a City of Lodi Regional Traffic Impact Mitigation Fee (RTIF) for Mainline Highway Improvements represents another critical step toward the success of the San Joaquin County region. The regional significance of arterial roadways and State facilities must be recognized by the development community. Development should pay its own way in San Joaquin County. I have and will continue to support the adoption of an RTIF; one that is consistent throughout San Joaquin County.

San Joaquin County has had its own Traffic Impact Mitigation Fee Program in place since 1990, and an adopted regional fee component as an interim RTIF since 1995. Over the course of the coming year, we anticipate update of our Traffic Impact Mitigation Fee Program. Together we can build a better community.

Should you have any questions, please contact Tom Gau, Deputy Director/Development, at 468-3101. Thank you.

Sincerely,

T. R. FLINN
Director of Public Works

TRF:AB:tee
TP-4J041-E1

c: Richard Prima, Public Works Director/City of Lodi
Tom Gau, Deputy Director/Development

RESOLUTION NO. 2004-238

A RESOLUTION OF THE LODI CITY
COUNCIL AMENDING IMPACT MITIGATION
FEES FOR STORM DRAINAGE, STREETS
AND ROADS, AND PARKS AND
RECREATION

=====

WHEREAS, at its meeting of September 15, 2004, the Lodi City Council set a public hearing for November 3, 2004, to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation; and

WHEREAS, Notice of Public Hearing was published in the Lodi News-Sentinel on September 18, 2004 and September 25, 2004; and

WHEREAS, staff recommends that the City Council consider amending the fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES - The City Council hereby amends the fees for Storm Drainage, Streets and Roads, and Parks and Recreation as shown on Attachment 1 and made a part of this Resolution.
2. All resolutions or portions of resolutions setting amounts for such above-mentioned Mitigation fees are repealed. All other provisions of Resolution 91-172, 93-26, and 2001-242 remain in effect.
3. The Development Impact Fees adopted in this Resolution shall take effect sixty (60) days after the adoption of this Resolution. However, projects which are already in progress (as defined below) shall be exempt from imposition of the increased fee amounts imposed by this Resolution.

As used in this Resolution, a project is "Already in Progress" if: a) the project is proceeding under a Fee Payment Agreement that was executed prior to the effective date of this Resolution or b) the project proponent filed a completed development application prior to November 3, 2004. A development application will be deemed complete for the purpose of this resolution upon:

- a) In the case of a discretionary permit, upon the satisfaction of the terms of the California Permit Streamlining Act; and
- b) In the case of ministerial applications, upon the filing of a fully executed application.

Projects already in progress shall pay the current fee amounts subject to the scheduled January 1, 2005, Engineering News Record Construction Cost Index Adjustment. The exemption from the increased fee amounts imposed by this Resolution shall only apply to the extent fees are actually paid by December 31, 2005.

Dated: November 3, 2004

I hereby certify that Resolution No. 2004-238 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 3, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Beckman

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

SUSAN J. BLACKSTON
City Clerk

Attachment 1

Summary of Amended Fees (Per Residential Acre) November 3, 2004

| Impact Fee Category | Existing | Proposed | Percent Change |
|------------------------------|----------|----------|----------------|
| Storm Drainage | \$12,252 | \$16,218 | |
| Parks and Recreation | \$21,003 | \$24,491 | |
| Streets and Roads | \$9,142 | \$11,707 | |
| All Other IMF Fees | \$14,869 | \$14,869 | |
| Subtotal | \$57,266 | \$67,286 | 17% |
| Cost Per Unit (5 units/acre) | \$11,453 | \$13,457 | |
| Lower Sacramento Road | \$0 | \$909 | |
| Subtotal (with above) | \$57,266 | \$68,194 | 19% |
| Cost Per Unit (5 units/acre) | \$11,453 | \$13,639 | |
| Regional Traffic Impact Fee | \$0 | \$0 | |
| Subtotal (with above) | \$57,266 | \$68,194 | 19% |
| Cost Per Unit (5 units/acre) | \$11,453 | \$13,639 | |

PROOF OF PUBLICATION

(2015.5 C.C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

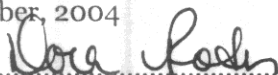
I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dates to-wit:

September 18th, 25th

all in the year 2004.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 25th day of September, 2004



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Notice of Public Hearing
City of Lodi, Wednesday, November 3rd, 2004

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 3, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

Information regarding this item may be obtained in the office of the Public Works Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:
Susan J. Blackston, City Clerk
DATED: September 16, 2004
September 18, 25, 2004

— 7112

7112



DECLARATION OF POSTING

SET PUBLIC HEARING FOR NOVEMBER 3, 2004 TO CONSIDER RESOLUTION ADOPTING AMENDED IMPACT MITIGATION FEES FOR STORM DRAINAGE, STREETS AND ROADS, AND PARKS AND RECREATION

On Thursday, September 16, 2004, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation, (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 16, 2004, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor, CMC
Deputy City Clerk

A handwritten signature in cursive script, reading "Kari J. Chadwick", is written over a horizontal line.

Kari J. Chadwick
Administrative Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 3, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 3, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

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If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in cursive script, appearing to read "Susan J. Blackston".

Susan J. Blackston
City Clerk

Dated: September 16, 2004

Approved as to form:

A handwritten signature in cursive script, appearing to read "D. Stephen Schwabauer".

D. Stephen Schwabauer
City Attorney



DECLARATION OF MAILING

SET PUBLIC HEARING FOR NOVEMBER 3, 2004 TO CONSIDER RESOLUTION ADOPTING AMENDED IMPACT MITIGATION FEES FOR STORM DRAINAGE, STREETS AND ROADS, AND PARKS AND RECREATION

On September 16, 2004, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a notice to set public hearing for November 3, 2004 to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 16, 2004, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

Kari J. Chadwick
KARI J. CHADWICK
ADMINISTRATIVE CLERK

A FRED BAKER
PO BOX 1510
LODI CA 95241-1510
|||

EDWARD BARKETT
ATLAS PROPERTIES INC
2800 W MARCH LN STE 250
STOCKTON CA 95219-8218
|||

DELMAR BATCH
11174 N DAVIS RD
LODI CA 95242
|||

DENNIS BENNETT
BENNETT DEVELOPMENT
777 S HAM LN
LODI CA 95242
|||

BROWMAN DEVELOPMENT
100 SWAN WY STE 206
OAKLAND CA 94621
|||

STEVE SINNOCK
KJELDSSEN SINNOCK & NEUDECK
PO BOX 844
STOCKTON CA 95201-0844
|||

CECIL DILLON
DILLON & MURPHY ENGINEERING
PO BOX 2180
LODI CA 95241-2180
|||

DALE GILLESPIE
GEWEKE PROPERTIES
PO BOX 1210
LODI CA 95241
|||

LOWELL FLEMMER
KATZAKIAN WILLIAMS SHERMAN
777 S HAM LN STE A
LODI CA 95242
|||

JOHN GIANNONI
GIANNONI DEVELOPMENT
1500 W EL CAMINO AVE STE 192
SACRAMENTO CA 95833
|||

MARK CHANDLER EXEC DIR
LODI WOODBRIDGE GRAPE COMM
2575 W TURNER RD
LODI CA 95242
|||

JEFFREY KIRST
TOKAY DEVELOPMENT INC
PO BOX 1259
WOODBIDGE CA 95258
|||

MAMIE STARR
LUSD
1305 E VINE ST
LODI CA 95240
|||

TERRY PIAZZA & STEVE PECHIN
323 W ELM ST
LODI CA 95240
|||

DARRELL SASAKI
DRS REAL ESTATE APPRAISALS
1806 W KETTLEMAN LN STE 1
LODI CA 95242
|||

RON THOMAS
R THOMAS DEVELOPMENT INC
PO BOX 1598
LODI CA 95241-1598
|||

LEX CORALES
SIEGFRIED & ASSOCIATES
4045 CORONADO AVE
STOCKTON CA 95204
|||

WENTLAND SNIDER MCINTOSH
301 S HAM LN STE A
LODI CA 95242
|||

LWM SOUTHWEST INC
PO BOX 414
PACIFIC PALISADES CA 90272
|||

TOM DOUCETTE
FRONTIERS
2375 W MARCH LN
STOCKTON CA 95207
|||

RUSS MUNSON
WINE & ROSES
2505 W TURNER RD
LODI CA 95242
|||

KEN SHARRAR
BIA OF THE DELTA
1150 W ROBINHOOD DR STE 4C
STOCKTON CA 95207
|||

MICHAEL E LOCKE CEO
SAN JOAQUIN PARTNERSHIP
2800 W MARCH LN STE 470
STOCKTON CA 95219
|||

CHUCK EASTERLING
HESSELTINE REALTY
222 W LOCKEFORD ST STE 3
LODI CA 95240
|||

PAT PATRICK
LODI CHAMBER OF COMMERCE
35 S SCHOOL ST
LODI CA 95240
|||

DR CHRIS KESZLER
816 W LODI AVE
LODI CA 95240
|||

NOTICE OF PUBLIC HEARING
LODI CITY COUNCIL
221 W. PINE STREET, LODI, 95240 --TELEPHONE 333-6702

DATE: Wednesday, November 3, 2004

TIME: 7:00 p.m., or as soon thereafter as the matter can be heard

PLACE: Carnegie Forum, 305 West Pine Street, Lodi

SUBJECT: To consider resolution adopting amended impact mitigation fees for storm drainage, streets and roads, and parks and recreation

(SEE ATTACHMENTS)

INFORMATION REGARDING THIS MATTER MAY BE OBTAINED IN THE OFFICE OF PUBLIC WORKS, 221 W. PINE ST., LODI.

WRITTEN STATEMENTS MAY BE FILED WITH THE CITY CLERK, 221 W. PINE ST., 2ND FLOOR, LODI, AT ANY TIME PRIOR TO THE HEARING SCHEDULED HEREIN, AND ORAL STATEMENTS MAY BE MADE AT SAID HEARING.

ALL PROCEEDINGS BEFORE THE CITY COUNCIL ARE CONDUCTED IN ENGLISH. THE CITY OF LODI DOES NOT FURNISH INTERPRETERS, AND, IF ONE IS NEEDED, IT SHALL BE THE RESPONSIBILITY OF THE PERSON NEEDING ONE.

ANYONE WISHING TO BE HEARD ON THE ISSUE MAY APPEAR BEFORE THE CITY COUNCIL AT THE TIME OF THE PUBLIC HEARING. IT DESERVES TO BE NOTED THAT THE LEGAL REQUIREMENT OF PUBLIC NOTICE DOES NOT GUARANTEE NOTICE TO ALL PERSONS RESIDING IN OR OTHERWISE USING PROPERTY IN THE GENERAL VICINITY OF THE PROPERTY IN QUESTION. ACCORDINGLY, EACH RESIDENT OF THIS NOTICE IS RESPECTFULLY REQUESTED TO BRING THIS NOTICE PROMPTLY TO THE ATTENTION OF ANY OTHER PERSON OR PERSONS WHOM THE RECIPIENT FEELS MAY BE INTERESTED IN OR AFFECTED BY THIS PROPOSAL IN ORDER THAT ALL PERSONS MAY BE GIVEN AN OPPORTUNITY TO BE HEARD ON THE ISSUE.

IF YOU CHALLENGE THE PROPOSED ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK/CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

Date Mailed: September 17, 2004


SUSAN J. BLACKSTON
CITY CLERK OF THE CITY OF LODI



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Set Public Hearing for **November 3, 2004**, to Consider Resolution Adopting Amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation

MEETING DATE: September 15, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for **November 3, 2004**, to consider a resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

BACKGROUND INFORMATION: City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study", prepared by Harris & Associates, was benchmarked to June 30, 1999, for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001, using the ENR Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002; January 1, 2003; and January 1, 2004.

Staff is requesting City Council approval of amended fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1. The amendments adjust for increased raw land costs, added regional transportation projects and recalculation of the impact fees based upon project costs and remaining vacant land for development. **A public meeting to review and discuss the proposals has been set for October 12, 2004, at 2:00 p.m. at the Carnegie Forum.**

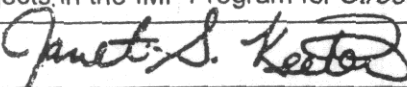
In the report "Development Impact Fee Update Study", a land cost basis of \$120,000 (1999 dollars) per acre was used to determine project costs involving the purchase of land. Land prices for one completed land purchase (DeBenedetti Park) and one pending land purchase (Century Meadows Park) are very close to the assumed cost basis given the annual ENR based indexing of the fee.

Recent reported significant increases in raw land costs to \$300,000 per acre will alter the future ability of the Impact Mitigation Fee program to purchase storm drain basin and park land for the remainder of the program. Storm drain and park sites west of Lower Sacramento Road are the only sites affected by the increased land cost. Exhibits G, Storm Drain Projects, and O, Parks Projects, from the "1999 Development Impact Fee Update Study" are attached. Project costs in the exhibits have been updated to June 30, 2004, incorporating 1) the higher land cost basis, 2) reducing project costs by prior project expenditures, and 3) applying ENR indexing factors to June 30, 2004. Two projects (future F-Basin/Park and future I-Basin/Park) are affected by the land cost basis increase, and they are presented in **bold**. The Total Project Costs identified in each exhibit represent the total cost of remaining projects currently in the IMF program.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachments 2 and 3 for Storm Drainage and Parks and Recreation, respectively. The Total RAE's Added represent the development served by the remaining projects. The resultant fees are \$17,264 per Residential Acre Equivalent (RAE) for Storm Drainage and \$27,295 per RAE for Parks and Recreation. The proposed fees represent an increase of 49% and 37%, respectively.

Exhibit I, Streets/Roads/Traffic Projects, from the Development Impact Fee Update Study is attached and has been updated to June 30, 2004, incorporating 1) reductions in project costs resulting from prior project expenditures and 2) applying ENR indexing factors to adjust project costs to June 30, 2004. The Total Project Costs identified in Exhibit I represent the total cost of remaining projects in the IMF Program for Streets and Roads.

APPROVED:


Janet S. Keeter, Interim City Manager

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachment 4. The Total RAE's Added represent the development served by the remaining projects. The amended Streets and Road Fee is \$11,281, an increase of 39% above the existing fee.

Two additional amendments to the Streets and Roads portion of the IMF Program are recommended. The first adds the project "Lower Sacramento Road – Eight Mile Road to the Harney Curve" to the IMF Program. The Lower Sacramento Road Special Purpose Plan reported that the majority of new trips on this County highway are generated by the Cities of Lodi and Stockton with less than 2 percent of new trips coming from County development. Although this County highway is part of the Measure K Program, only \$11.5 million is programmed to construct the \$20 million project. Recognizing the importance of this County highway to the City of Lodi and working with County Public Works, a project cost sharing plan was developed that assigns approximately \$4.2 million in project costs to the City of Lodi. The cost share is based upon the percentage of new trips added by development within the Lodi General Plan. Approximately 50 percent of the new trips and, therefore, improvement costs are attributed to development in Lodi. Attachment 5 presents the new component of the Streets and Roads fee for the Lodi share of the financing for Lower Sacramento Road – Eight Mile Road to the Harney Curve. The calculation of the Total RAE's differs from the current IMF Program in that it includes the Planned Residential Reserve land south of Harney Lane. A nexus exists because the Lower Sacramento Special Purpose Plan assumed development in this area as part of the traffic model and determination of improvements required on this segment of Lower Sacramento Road. The Streets and Roads Fee increases \$798 by amending the Project List to include Lower Sacramento Road – Eight Mile Road to the Harney Curve.

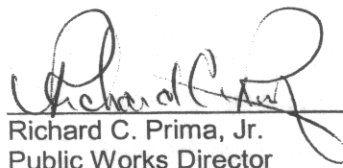
The second amendment to the Streets and Roads program adds a Regional Traffic Impact Fee (RTIF) for Mainline Highway Improvements within the County in the amount of \$8,135 per RAE. The San Joaquin Council of Governments adopted a resolution at the February 26, 2004, meeting requesting each member jurisdiction to adopt a Regional Transportation Impact Fee (see Attachment 6). The Draft San Joaquin Regional Transportation Impact Fee Technical Report, July 2003 (Report) specified projects by category (Mainline Highway Improvements, Interchange Improvements, and Regional Street Improvements) and determined the cost share based upon the demand presented by new development in four quadrants of the County (North, Central, South, and Tracy).

The Report determined that the fair share of project costs for Mainline Highway Improvements for the North Area (Lodi and north County) is \$1,627 per single family residential unit. The project listing and fair share cost distribution from the report is presented in Attachment 7. Converting this fee to Lodi's RAE based fee structure, assuming a residential density of 5 single family units per acre, yields an equivalent Lodi fee of \$8,135 per RAE. Staff recommends inclusion of the Mainline Highway Projects in the Streets and Roads Fee Program, and staff recommends against inclusion of the Interchange Improvements and Regional Streets components of the Report in the fee program, at this time. It is anticipated that these project costs will be incorporated in the Reauthorization of the Measure K program or through impact fee amendments similar to the Lower Sacramento Road amendment recommended above.

The Summary of Existing 2004 Development Impact Fees for All Services is provided in Attachment 8. A Summary of Amended 2004 Development Impact Fees for All Services is provided in Attachment 9. The percentage increase in the total fee for all services is 47 percent.

SJCOG staff recommended a County-wide RTIF of \$1,500 per single family unit for the package of mainline, interchange and regional streets improvements. Additional discussion will be presented to Council regarding the options for setting the RTIF.

FUNDING: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer
RCP/FWS/pmf
Attachments

cc: Andy Chesley, San Joaquin Council of Governments
Jim Giottonini, City of Stockton Public Works Director
Civil Engineers Distribution List

Tom Flinn, San Joaquin County Public Works Director
Development Community Distribution List
Building Industry Association of the Delta

Attachment 1

Summary of Amended Fees
September 15, 2004

| Impact Fee Category | Existing | Proposed |
|-----------------------------|----------|----------|
| Storm Drainage | \$11,601 | \$17,264 |
| Parks and Recreation | \$19,886 | \$27,295 |
| Streets and Roads | \$8,101 | \$11,281 |
| Lower Sacramento Road | \$0 | \$798 |
| Regional Traffic Impact Fee | \$0 | \$8,135 |
| Total | \$39,588 | \$64,773 |
| Percentage Change | | 64% |

EXHIBIT "G" (PAGE 1 OF 1)

Storm Drain Projects

City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Project Cost June</u> | | <u>Project Expenditures</u> | | <u>Adjusted Project</u> |
|---------------------------------|---|---------------------|--------------------------|-----------|-----------------------------|-----------|---------------------------------|
| | | | <u>30, 1999</u> | | <u>to June 30, 2004</u> | | <u>Cost as of June 30, 2004</u> |
| MSDI 001 | C-Basin (Pixley Park) (S-4) [1] | Partially Completed | \$ 824,800 | \$ | - | \$ | 965,027 |
| MSDI 003 | Turner Road/Guild Avenue Storm Drain | Open | \$ 400,000 | \$ | 226,695 | \$ | 241,310 |
| MSDI 004 | Pine Street Storm Drain | Open | \$ 72,200 | \$ | - | \$ | 84,475 |
| MSDI 005 | Thurman Street Storm Drain | Partially Completed | \$ 57,200 | \$ | 16,000 | \$ | 50,925 |
| MSDI 007 | C-Basin Storm Drain | Open | \$ 279,500 | \$ | - | \$ | 327,019 |
| MSDI 008 | Evergreen Drive Storm Drain | Completed | \$ - | \$ | - | \$ | - |
| MSDI 009 | Evergreen Drive Storm Drain | Completed | \$ - | \$ | - | \$ | - |
| MSDI 010 | E-Basin Expansion | Completed | \$ - | \$ | - | \$ | - |
| MSDI 011 | F-Basin (Cochran Park) (N-9) [1] | Open | \$ 4,452,700 | \$ | 44,809 | \$ | 5,164,909 |
| MSDI 012 | F-Basin North/South Storm Drain | Open | \$ 507,000 | \$ | 12,344 | \$ | 551,765 |
| MSDI 013 | Tienda Drive Storm Drain | Partially Completed | \$ 135,900 | \$ | 80,000 | \$ | 79,005 |
| MSDI 014 | Tienda Drive Storm Drain | Partially Completed | \$ 157,300 | \$ | 26,653 | \$ | 157,390 |
| MSDI 015 | G-Basin Southeast Area Storm Drain | Open | \$ 338,900 | \$ | 280,021 | \$ | 116,496 |
| MSDI 016 | Orchis Drive Storm Drain | Open | \$ 83,000 | \$ | - | \$ | 97,111 |
| MSDI 017 | G-Basin (DeBenedetti Park) (C-3) [1] | Open | \$ 4,720,000 | \$ | 2,072,222 | \$ | 3,450,240 |
| MSDI 018 | Master Storm Drain System Engineering | Open | \$ 65,000 | \$ | - | \$ | 76,051 |
| MSDI 019 | Lodi Avenue Storm Drain | Completed | \$ - | \$ | - | \$ | - |
| MSDI 020 | I-Basin (N-19) [1] | Open | \$ 4,577,800 | \$ | - | \$ | 9,199,795 |
| MSDI 021 | Storm Drain Basin I - Inflow | Open | \$ 344,200 | \$ | - | \$ | 402,719 |
| MSDI 022 | Storm Drain Basin I - Outflow | Open | \$ 359,100 | \$ | - | \$ | 420,152 |
| MSDI 023 | E-Basin (Peterson park) (N-4) Land Acquisition | Partially Completed | \$ 173,400 | \$ | 16,847 | \$ | 202,880 |
| MSDI 024 | G-Basin (DeBenedetti Park) (C-3) Land Acquisition | Underway | \$ 100,700 | \$ | - | \$ | 117,820 |
| MSDI 025 | Storm Drain Stockton St east to Culbertson | Open | \$ 67,400 | \$ | - | \$ | 78,859 |
| Total Project Costs = \$ | | | 17,716,100 | \$ | | \$ | 21,783,947 |

Note: Open Projects are those that have not yet been started

[1] See Parks Projects for additional funding.

EXHIBIT "O" (PAGE 1 OF 2)

Parks Projects

City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project Expenditures to June 30, 2004</u> | <u>Adjusted Project Cost as of June 30, 2004</u> |
|------------------|--|------------------|-----------------------|--|--|
| MPR 001 | Parks and Recreation Master Plan | Completed | | | |
| MPR 002 | Administration Building and Corporation Yard | Open | \$ 1,673,500 | \$ - | 1,958,017.03 |
| MPR 003 | Underground tank replacement | Not in Program | \$ - | \$ - | - |
| MPR 004 | Lodi Lake Central Park Improvements | Completed | \$ - | \$ - | - |
| MPR 005 | Lodi Lake Peninsula Improvements | Not in Program | \$ - | \$ - | - |
| MPR 006 | Lodi Lake - 13 acre expansion | Open | \$ 2,358,000 | \$ 370,628 | 2,325,251.41 |
| MPR 007 | Lodi Lake Silt Removal | Completed | \$ - | \$ - | - |
| MPR 008 | Lodi Lake Turner Road Retaining Wall | Not in Program | \$ - | \$ - | - |
| MPR 009 | Lodi Lake Utility Extension (Water) | Not in Program | \$ - | \$ - | - |
| MPR 010 | Softball Complex Concession | Not in Program | \$ - | \$ - | - |
| MPR 011 | Softball Complex replacement of concession stand | Not in Program | \$ - | \$ - | - |
| MPR 012 | Softball Complex shade structure | Not in Program | \$ - | \$ - | - |
| MPR 013 | Softball Complex paving | Not in Program | \$ - | \$ - | - |
| MPR 014 | Softball Complex upgrade sports lighting | Not in Program | \$ - | \$ - | - |
| MPR 015 | Stadium - Electrical & Sports Lighting | Not in Program | \$ - | \$ - | - |
| MPR 016 | Stadium - Press Box | Not in Program | \$ - | \$ - | - |
| MPR 017 | Stadium - Parking Lot Landscape & Lighting | Not in Program | \$ - | \$ - | - |
| MPR 018 | Stadium - Returf & Drainage Improvements | Not in Program | \$ - | \$ - | - |
| MPR 019 | Stadium - Additional Seating | Not in Program | \$ - | \$ - | - |
| MPR 020 | Kofu Park - Enlarge Bleacher Area | Not in Program | \$ - | \$ - | - |
| MPR 021 | Kofu Park - New Playground Equipment | Not in Program | \$ - | \$ - | - |
| MPR 022 | Kofu Park - Permanent Backstop in Small Diamond | Not in Program | \$ - | \$ - | - |
| MPR 023 | Kofu Park - Group Picnic Facilities | Not in Program | \$ - | \$ - | - |
| MPR 024 | Kofu Park - Entrance Improvements | Not in Program | \$ - | \$ - | - |
| MPR 025 | Armory Park - Parking Lot | Not in Program | \$ - | \$ - | - |
| MPR 026 | Armory Park - Press Box and Bleacher Wall | Not in Program | \$ - | \$ - | - |
| MPR 027 | Armory Park - Upgrade Electrical | Not in Program | \$ - | \$ - | - |
| MPR 028 | Zupo Field Upgrading | Not in Program | \$ - | \$ - | - |
| MPR 029 | Zupo Field - Upgrad Electrical and Sports Lighting | Not in Program | \$ - | \$ - | - |
| MPR 030 | No Project - Not in Original Nolte Report | Not in Program | \$ - | \$ - | - |
| MPR 031 | Hale Park - General Improvements | Not in Program | \$ - | \$ - | - |
| MPR 032 | No Project - Not in Original Nolte Report | Not in Program | \$ - | \$ - | - |
| MPR 033 | Community Buildings - Hutchins Square [1] | Partially Comple | \$ 1,100,000 | \$ - | 1,287,014.48 |

EXHIBIT "O" (PAGE 2 OF 2)

Parks Projects City of Lodi Capital Improvement Program

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project</u> | <u>Adjusted Project</u> |
|------------------------------|---|----------------|-----------------------|--------------------------------------|---------------------------------|
| | | | | <u>Expenditures to June 30, 2004</u> | <u>Cost as of June 30, 2004</u> |
| MPR 034 | Blakely Park - Upgrade Lighting | Not in Program | \$ - | \$ - | - |
| MPR 035 | Salas Park - Protective Shade Structures | Not in Program | \$ - | \$ - | - |
| MPR 036 | Salas Park - Fence Diamond Area | Not in Program | \$ - | \$ - | - |
| MPR 037 | Emerson Park - Restroom Replacement | Not in Program | \$ - | \$ - | - |
| MPR 038 | Pixley Park (C-Basin) (S-4) - Gen Improvements[1] | Open | \$ 5,105,000 | \$ - | 5,972,917.22 |
| MPR 039 | Peterson Park (E-Basin) (N-4) [1] | Completed | \$ - | \$ - | - |
| MPR 040 | Katzakian Park (N-20) | Open | \$ 1,881,000 | \$ 1,036,620 | 987,935.72 |
| MPR 041 | Cochran Park - (F-Basin) (N-9) [1] | Open | \$ 2,050,000 | \$ 16,938 | 3,321,017.12 |
| MPR 042 | Southwest Park - (I-Basin) (N-19) [1] | Open | \$ 691,400 | \$ - | 3,704,347.93 |
| MPR 043 | Area #6 - Park (now Cochran Park) | Incl in MPR041 | \$ - | \$ - | - |
| MPR 044 | Area #5 - Park (now DeBenedetti Park) | Incl in MPR052 | \$ - | \$ - | - |
| MPR 045 | Area #7 - Park (now Eastside Park) | Incl in MPR046 | \$ - | \$ - | - |
| MPR 046 | Eastside Park (N-18) | Open | \$ 2,088,000 | \$ 72,718 | 2,357,906.47 |
| MPR 046A | Eastside Park -Softball Complex | Completed | \$ - | \$ - | - |
| MPR 047 | F-Basin Park | Incl in MPR041 | \$ - | \$ - | - |
| MPR 048 | I-Basin Park | Incl in MPR042 | \$ - | \$ - | - |
| MPR 049 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 050 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 051 | Not Used | Not Used | \$ - | \$ - | - |
| MPR 052 | DeBenedetti Park (G-Basin) (C-3) [2] | Open | \$ 2,646,000 | \$ 1,039,860 | 1,879,204.95 |
| MPR 053 | Hutchins Square - Catering Kitchen | Incl in MPR033 | \$ - | \$ - | - |
| MPR 054 | Hutchins Square - Multi-purpose | Incl in MPR033 | \$ - | \$ - | - |
| MPR 055 | Hutchins Square - Child care | Incl in MPR033 | \$ - | \$ - | - |
| MPR 056 | Hutchins Square - Connectors | Incl in MPR033 | \$ - | \$ - | - |
| MPR 057 | Hutchins Square - Auditorium | Incl in MPR033 | \$ - | \$ - | - |
| MPR058 | Roget Park (N-13) | Open | \$ 1,087,000 | \$ 114,919 | 1,137,347.57 |
| MPR059 | Century Meadows Park (N-15) | Open | \$ 1,034,500 | \$ 500 | 1,209,793.61 |
| MPR060 | Future Community Buildings | Open | \$ 6,362,000 | \$ 345,107 | 7,039,844.03 |
| MPR061 | Arnaiz Property (OS-3) | Open | \$ 17,000 | \$ - | 19,890.22 |
| MPR062 | Future Community Pools | Open | \$ 1,908,000 | \$ 118,569 | 2,093,657.83 |
| Total Project Costs = | | | \$ 30,001,400 | \$ | 35,294,146 |

Note: Open Projects are those that have not yet been started

[1] Park Program share of Hutchins Square project originally totalled \$2,100,000

Attachment 2

Storm Drainage Fee Calculation
September 15, 2004

| | |
|------------------------------|--------------|
| Total Project Costs | \$21,783,947 |
| Less Fund Balance | \$1,823,313 |
| Storm Drainage Fees Required | \$19,960,634 |
| Total RAE's Added | 1,156 |
| Proposed Fee | \$17,264 |
| Current Fee | \$11,601 |
| Percentage Increase | 49% |

Attachment 3

Parks and Recreation Fee Calculation September 15, 2004

| | |
|----------------------|--------------|
| Total Project Costs | \$35,294,146 |
| Less Fund Balance | \$1,565,945 |
| Balance to Fund | \$33,728,201 |
| Total RAE's Added | 1,236 |
| Proposed Fee Per RAE | \$27,295 |
| Current Fee Per RAE | \$19,886 |
| Percentage Increase | 37% |

EXHIBIT "I" (PAGE 1 OF 2)
(Revised July 21, 2004)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99
 ENR 6-04

6076
 7109

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project</u> | <u>Adjusted Project</u> |
|------------------|--|---------------------|-----------------------|-----------------------------|-------------------------|
| | | | | <u>Expenditures to June</u> | <u>Cost as of June</u> |
| | | | | <u>30, 2004</u> | <u>30, 2004</u> |
| MTSI 001 | Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln. | Open | \$ 55,000 | \$ 69,400 | - |
| MTSI 002 | Kettleman Lane Restriping - Ham Ln. to Stockton St. | Open | \$ 55,000 | \$ 70,000 | - |
| MTSI 003 | Kettleman Lane Restriping - Stockton St. to Cherokee Ln. | Open | \$ 29,000 | \$ 62,401 | - |
| MTSI 004 | Kettleman Lane / State Rte. 99 Interchange | Open | \$ 4,921,000 | \$ - | 5,757,634.79 |
| MTSI 005 | Kettleman Lane Widening - Phase 2 | Open | \$ 771,000 | \$ - | 902,080.15 |
| MTSI 006 | Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave. | Open | \$ 361,000 | \$ 377,595 | - |
| MTSI 007 | Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd. | Open | \$ 253,000 | \$ 70,303 | 213,757.90 |
| MTSI 008 | Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln. | Open | \$ 288,000 | \$ 271,066 | 19,813.00 |
| MTSI 009 | Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr. | Open | \$ 299,000 | \$ 218,825 | 93,805.81 |
| MTSI 010 | Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd. | Open | \$ 247,000 | \$ 90,000 | 183,692.07 |
| MTSI 011 | Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct. | Open | \$ 381,000 | \$ 90,000 | 340,473.83 |
| MTSI 012 | Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane | Open | \$ 165,000 | \$ 57,079 | 126,268.99 |
| MTSI 013 | Harney Lane Widening from Lower Sacramento Road to Mills | Open | \$ 457,000 | \$ - | 534,696.02 |
| MTSI 014 | Harney Lane Widening from WID Crossing to Lower Sacramento Road | Open | \$ 292,000 | \$ 88,138 | 238,521.22 |
| MTSI 015 | Harney Lane Widening from WID Crossing to Hutchins Street | Open | \$ 149,000 | \$ - | 174,331.96 |
| MTSI 016 | Harney Lane Widening from Hutchins St. to Stockton St. | Open | \$ 215,000 | \$ - | 251,552.83 |
| MTSI 017 | Harney Lane Widening from Stockton St. to Cherokee Lane | Open | \$ 248,000 | \$ 18,641 | 268,353.05 |
| MTSI 018 | Harney Lane Widening from Lower Sacramento Rd. to west City boundary | Open | \$ 303,000 | \$ - | 354,513.99 |
| MTSI 019 | Project Study Report | Completed | \$ - | \$ - | - |
| MTSI 020 | SR 99 at Turner Road - Interchange Improvements | Open | \$ 1,907,000 | \$ - | 2,231,215.11 |
| MTSI 021 | Lodi Avenue Restriping | Open | \$ 31,000 | \$ - | 36,270.41 |
| MTSI 022 | Lodi Avenue Construction | Completed | \$ - | \$ - | - |
| MTSI 023 | Turner Road Restriping | Not In Program | \$ - | \$ - | - |
| MTSI 024 | Turner Road Construction | Open | \$ 34,000 | \$ - | 39,780.45 |
| MTSI 025 | Century Boulevard Widening | Open | \$ 113,000 | \$ 250 | 131,918.98 |
| MTSI 026 | Century Boulevard Construction | Completed | \$ - | \$ - | - |
| MTSI 027 | Stockton Street Widening | Partially Completed | \$ 73,000 | \$ - | 85,410.96 |
| MTSI 028 | Guild Avenue Construction | Partially Completed | \$ 487,000 | \$ 469,876 | 20,035.31 |
| MTSI 029 | Turner Road Widening | Completed | \$ - | \$ - | - |
| MTSI 030 | Lodi Avenue Widening | Partially Completed | \$ 131,000 | \$ - | 153,271.72 |
| MTSI 031 | Kettleman Lane Widening | Open | \$ 153,000 | \$ - | 179,012.01 |
| MTSI 032 | Lockeford Street Widening | Open | \$ 1,645,000 | \$ 176,793 | 1,717,821.52 |
| MTSI 033 | Victor Road - SR 99 to CCT Railroad Co. | Open | \$ 444,000 | | 519,485.85 |
| MTSO 001 | Master Traffic System - Traffic System Master Plan 1987 | Completed | \$ - | | - |
| MTSO 002 | Master Traffic System - Traffic System Master Plan 2001 | Open | \$ 26,000 | | 30,420.34 |
| MTSO 003 | Master Traffic System - Five Year CIP Update 2010 | Open | \$ 26,000 | | 30,420.34 |
| MTSO 004 | Public Works Admin. Building Expansion [1] | Open | \$ 322,000 | | 376,744.24 |
| MTSO 005 | Public Works Storage Facility [1] | Open | \$ 162,000 | | 189,542.13 |
| MTSO 006 | Public Works Garage/Wash Facility [1] | Open | \$ 288,000 | | 336,963.79 |
| MTS 001 | Traffic Signal @ Turner Road & Lower Sacramento Road | Partially Completed | \$ 47,000 | | 54,990.62 |
| MTS 002 | Traffic Signal @ Turner Road & SR 99 Southbound Ramp | Open | \$ 123,000 | | 143,911.62 |

EXHIBIT "I" (PAGE 2 OF 2)
(Revised July 21, 2004)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
ENR 6-04 7109

| <u>Project #</u> | <u>Title</u> | <u>Status</u> | <u>Projected Cost</u> | <u>Project</u> | | <u>Adjusted Project</u> |
|--|--|---------------------|-----------------------|-----------------------------|-----------------|-------------------------|
| | | | | <u>Expenditures to June</u> | <u>30, 2004</u> | <u>Cost as of June</u> |
| | | | | | | <u>30, 2004</u> |
| MTS 003 | Traffic Signal @ Victor Road & Cluff Avenue | Completed | \$ - | | | - |
| MTS 004 | Traffic Signal @ Lodi Avenue & Lower Sacramento Road | Partially Completed | \$ 48,500 | | | 56,745.64 |
| MTS 005 | Traffic Signal @ Lodi Avenue & Mills Avenue | Open | \$ 62,000 | \$ 3,456 | | 68,497.25 |
| MTS 006 | Traffic Signal @ Lower Sacramento Road & Vine Street | Completed | \$ - | | | - |
| MTS 007 | Traffic Signal @ Kettleman Lane & Mills Avenue | Completed | \$ - | | | - |
| MTS 008 | Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp | Completed | \$ - | | | - |
| MTS 009 | Traffic Signal @ Kettleman Lane & Beckman Road | Completed | \$ - | | | - |
| MTS 010 | Traffic Signal @ Lower Sacramento Road & Harney Lane | Open | \$ 124,000 | | | 145,081.63 |
| MTS 011 | Traffic Signal @ Harney Lane & Mills Avenue | Open | \$ 117,000 | | | 136,891.54 |
| MTS 012 | Traffic Signal @ Harney Lane & Ham Lane | Open | \$ 117,000 | | | 136,891.54 |
| MTS 013 | Traffic Signal @ Harney Lane & Stockton Street | Open | \$ 58,500 | \$ 197,990 | | - |
| MTS 014 | Traffic Signal @ Elm Street & Lower Sacramento Road | Partially Completed | \$ 64,000 | | | 74,880.84 |
| MTS 015 | Traffic Signal @ Lockeford Street & Stockton Street | Open | \$ 58,500 | | | 68,445.77 |
| MTS 016 | Traffic Signal @ Turner Road & Stockton Street | Completed | \$ - | | | - |
| MTS 017 | Traffic Signal @ Pine Street & Stockton Street | Open | \$ 58,500 | | | 68,445.77 |
| MTS 018 | Traffic Signal @ Turner Road & Mills Avenue | Completed | \$ - | | | - |
| MTS 019 | Traffic Signal @ Turner Road & Edgewood | Open | \$ 58,500 | | | 68,445.77 |
| MTS 020 | Traffic Signal @ Kettleman Lane & Central Avenue | Completed | \$ - | | | - |
| MTS 021 | Traffic Signal @ Elm Street & Mills Avenue | Open | \$ 58,500 | | | 68,445.77 |
| MTS 022 | Traffic Signal @ Cherokee Lane & Vine Street | Open | \$ 68,500 | | | 80,145.90 |
| MTS 023 | Traffic Signal @ Ham Lane & Century Boulevard | Open | \$ 62,000 | \$ 84,413 | | - |
| MTS 024 | Traffic Signal @ Cherokee Lane & Elm Street | Open | \$ 68,500 | | | 80,145.90 |
| MTS 025 | Traffic Signal @ Lower Sacramnto Rd & Tokay | Open | \$ 162,000 | | | 189,542.13 |
| MTS 026 | Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane | Open | \$ 259,000 | | | 303,033.41 |
| [1] Funding shared equally by Water, Sewer and Streets programs. | | | | | | |
| MBC 001 | Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave. | Open | \$ 316,000 | \$ 363,825 | | - |
| MBC 002 | Box Culvert - WID Canal, Turner Road, South of Lodi Avenue | Open | \$ 97,500 | | | 114,076.28 |
| MBC 003 | Box Culvert - WID Canal, Mills Avenue, South of Vine Street | Completed | \$ - | \$ 7,540 | | - |
| MBC 004 | Box Culvert - WID Canal, Harney Lane, West of Hutchins Street | Open | \$ 280,000 | | | 327,603.69 |
| MRRX 001 | RR Crossing - Lower Sacramento Road, North of Turner Road | Open | \$ 114,000 | \$ 5,264 | | 127,222.55 |
| MRRX 004 | RR Crossing - Guild Avenue, intersection of Guild Ave. & Lockeford St. | Open | \$ 228,000 | | | 266,763.00 |
| MRRX 005 | RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave. | Open | \$ 248,000 | | | 290,163.27 |
| MRRX 006 | RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue | Open | \$ 253,000 | | | 296,013.33 |
| MRRX 007 | RR Crossing - Guild Avenue, intersection of Guild Ave. & Lodi Avenue | Open | \$ 233,000 | | | 272,613.07 |
| MRRX 008 | RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St. | Completed | \$ - | | | - |
| MRRX 009 | RR Crossing - Kettleman Lane, East of Guild Avenue | Open | \$ 254,000 | | | 297,183.34 |
| MRRX 010 | RR Crossing - Harney Lane, East of Hutchins Street | Open | \$ 241,000 | | | 281,973.17 |
| New Development Share of Existing Facilities | | Partially Completed | \$ 1,182,943 | \$ 197,469 | \$ | 985,474 |
| Total Project Costs = | | | \$ 20,393,443 | | \$ | 20,541,436 |

Note: Open Projects are those that have not yet been undertaken

Attachment 4

Streets and Roads Fee Calculation September 15, 2004

| | |
|----------------------|--------------|
| Total Project Costs | \$20,541,436 |
| Less Fund Balance | \$546,867 |
| Balance to Fund | \$19,994,569 |
| Total RAE's Added | 1,772 |
| Proposed Fee Per RAE | \$11,281 |
| Current Fee Per RAE | \$8,101 |
| Percentage Increase | 39% |

Attachment 5

Lower Sacramento Road (Harney Curve to Eight Mile Road) Streets and Roads Fee Calculation September 15, 2004

| | |
|----------------------|-------------|
| Total Project Costs | \$3,659,905 |
| Less Fund Balance | \$0 |
| Balance to Fund | \$3,659,905 |
| Total RAE's Added | 4,586 |
| Proposed Fee Per RAE | \$798 |

Attachment 6

SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202

RECEIVED

209.468.3913 • 209.468.1084 (fax)

www.sjco.org

March 11, 2004

MAR 17 2004



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Mayor Larry Hansen
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

Dear Mayor Hansen:

The San Joaquin Council of Governments adopted the attached resolution at their February 26, 2004 meeting. The motion was adopted by the SJCOG Board as a proposal to each of the member jurisdictions requesting the adoption of a Regional Transportation Impact Fee and further proposing the Regional Transportation Impact fee be the same in each jurisdiction.

The Council of Governments Board of Directors also authorized SJCOG staff to be available, upon request, to assist each jurisdiction in the preparation and adoption of such a fee. Please contact Julia E. Greene, Executive Director of the San Joaquin Council of Governments if you have any questions regarding the Regional Transportation Impact fee or a request for staff assistance.

Sincerely yours,

GLORYANNA RHODES
Chair
San Joaquin Council of Governments

cc: Lodi City Council
Lodi City Manager

| | |
|--|--|
| <input checked="" type="checkbox"/> CC | <input type="checkbox"/> HR |
| <input checked="" type="checkbox"/> CM | <input type="checkbox"/> IS |
| <input checked="" type="checkbox"/> CA | <input type="checkbox"/> LIB |
| <input type="checkbox"/> CD | <input type="checkbox"/> PR |
| <input type="checkbox"/> EUD | <input type="checkbox"/> PD |
| <input type="checkbox"/> FIN | <input checked="" type="checkbox"/> PW |
| <input type="checkbox"/> FD | <input type="checkbox"/> COM |



Gloryanna Rhodes
CHAIR

Gary Giovannetti
VICE CHAIR

Julia E. Greene
EXECUTIVE DIRECTOR

Member Agencies

CLATSOP
ESCALON
LAHORE
LODI
MANTONA
RIPON
STOCKTON
TRACY
AND
THE COUNTY OF
SAN JOAQUIN



RESOLUTION
SAN JOAQUIN COUNCIL OF GOVERNMENTS

R-04-23

**RESOLUTION FOR THE ADOPTION OF A REGIONAL TRANSPORTATION
IMPACT FEE (RTIF)**

WHEREAS, the San Joaquin Council of Governments is a Joint Powers Authority comprised of the County of San Joaquin and the Cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon and Lathrop; and,

WHEREAS, the San Joaquin Council of Governments is the officially designated Metropolitan Planning Organization and Regional Transportation Planning Agency for San Joaquin County; and,

WHEREAS, the San Joaquin Council of Governments is responsible for the delivery and administration of Measure K, the ½ cent sales tax measure to fund critically needed transportation projects throughout the San Joaquin Region; and,

WHEREAS, the following language in the Measure K Ordinance identifies the intent to establish a Regional Transportation Impact Fee (RTIF); and,

SECTION 5. LOCAL AND REGIONAL TRAFFIC MITIGATION FEES. In order to receive funds from the Local Road and Street Maintenance and Improvement Fund, a city and the County of San Joaquin must have adopted a traffic fee program to assist in mitigating the impact of new development on the local transportation system. The Authority shall develop criteria for these traffic mitigation fees. Local traffic mitigation fees shall be in place in all communities for the fiscal year commencing with July 1, 1991. Should a jurisdiction not have a qualifying local traffic impact mitigation fee in place by the last day of the fiscal year, then all revenue apportioned to that community under the Local Street Repair Fund will be reapportioned for the following fiscal year among all the eligible jurisdictions based on the adopted formula.

It is the intent of this ordinance to have adopted in San Joaquin County by January 1, 1993, a Regional Traffic Mitigation Fee program to assess new development for its impacts that go beyond the local circulation system. Failure to achieve this date does not effect other provision of this ordinance.

WHEREAS, an interim RTIF of \$454 was adopted by some jurisdictions in 1994 with the understanding that a permanent fee would be established based on an AB 1600 study; and

WHEREAS, each local jurisdiction is urged to develop and adopt a Regional Transportation Impact Fee, and will have the latitude, at a minimum, to conduct the following:

- ✓ Calculate and establish the Regional Transportation Impact Fee program fee amount.
- ✓ Set the administrative parameters.
- ✓ Determine the regionally significant projects that are a part of the Regional Transportation Plan that will be recognized by the local Regional Transportation Impact Fee.

WHEREAS, the San Joaquin Council of Governments' staff and resources will be available to assist, upon request, every jurisdiction in establishing a Regional Transportation Impact Fee; and

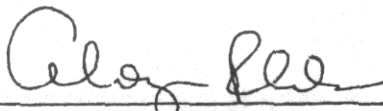
NOW, THEREFORE, BE IT RESOLVED that each jurisdiction recognized under the San Joaquin Council of Governments as a Joint Powers Authority is urged to adopt a permanent Regional Transportation Impact Fee.

PASSED AND ADOPTED, this 26th day of February 2004, by the following vote of the San Joaquin Council of Governments Board of Directors.

AYES:

NOES:

ABSENT:



GLORYANNA RHODES
Chairwoman

Attachment 7
Regional Transportation Impact Fee Calculation
San Joaquin Regional Transportation Impact Fee Nexus Study
July 2003

July 2000

| No. | Project Name / Catagory | Cost Per DUE by Traffic District | | | | Total |
|-------------------------------|-------------------------|----------------------------------|----------|----------|----------|----------|
| | | North | Central | South | Tracy | |
| Mainline Highway Improvements | | | | | | |
| (1) | I-5 | \$189.30 | \$539.47 | \$478.62 | \$613.53 | \$488.71 |
| (2) | SR-99 | \$581.31 | \$418.81 | \$607.41 | \$0.00 | \$407.15 |
| (3) | SR-4 | \$21.82 | \$56.27 | \$2.59 | \$0.00 | \$30.44 |
| (4) | SR-4 | \$3.17 | \$12.11 | \$1.34 | \$0.00 | \$6.48 |
| (5) | I-5 S/B | \$3.65 | \$48.32 | \$18.57 | \$44.45 | \$35.05 |
| (6) | SR-99 | \$92.16 | \$66.40 | \$96.30 | \$0.00 | \$64.55 |
| (7) | SR-99 | \$132.54 | \$102.64 | \$52.66 | \$29.41 | \$84.03 |
| (8) | SR-99 | \$52.81 | \$52.92 | \$118.49 | \$3.89 | \$57.55 |
| (9) | SR-99 | \$160.91 | \$59.50 | \$41.60 | \$16.35 | \$63.19 |
| (10) | SR-99 | \$113.70 | \$31.47 | \$29.11 | \$10.51 | \$39.39 |
| (11) | SR-99 | \$150.04 | \$41.86 | \$39.27 | \$10.90 | \$51.79 |
| (12) | SR-12 | \$0.00 | \$38.72 | \$19.10 | \$8.35 | \$23.71 |
| (13) | SR-26 | \$2.49 | \$240.93 | \$22.94 | \$15.27 | \$122.05 |
| (14) | SR-26 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (15) | SR-88 | \$9.85 | \$0.00 | \$28.10 | \$55.35 | \$16.88 |
| (16) | I-5 | \$13.77 | \$56.36 | \$35.28 | \$48.44 | \$44.44 |
| (17) | I-5 | \$17.02 | \$140.59 | \$57.71 | \$100.47 | \$98.59 |
| (18) | I-5 | \$13.38 | \$75.60 | \$44.44 | \$58.02 | \$57.05 |
| (19) | I-5 | \$3.64 | \$6.74 | \$5.71 | \$7.61 | \$6.23 |
| (20) | I-5 | \$34.17 | \$148.19 | \$117.36 | \$147.91 | \$125.14 |
| (21) | I-205 | \$0.00 | \$233.09 | \$43.67 | \$81.83 | \$133.87 |
| (22) | SR-120 Escalon Bypass | \$25.06 | \$112.91 | \$51.31 | \$11.42 | \$69.66 |
| (23) | SR-120 Escalon Bypass | \$6.26 | \$28.23 | \$12.83 | \$2.85 | \$17.42 |
| Total | | \$1,627.04 | | | | |

ATTACHMENT 8
SUMMARY OF EXISTING DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 15, 2004)

| Land Use Categories | Total Fees | Water | | Sewer | | Storm Drainage | | Streets & Roads | | Police | | Fire | | Parks and Recreation | | General City Facilities | |
|-----------------------------------|------------|--------|----------|--------|---------|----------------|----------|-----------------|----------|--------|---------|--------|---------|----------------------|----------|-------------------------|----------|
| | | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee |
| <u>RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$53,666 | 1.00 | \$4,031 | 1.00 | \$515 | 1.00 | \$11,601 | 1.00 | \$8,101 | 1.00 | \$1,584 | 1.00 | \$1,548 | 1.00 | \$19,886 | 1.00 | \$6,400 |
| Medium Density | \$79,816 | 1.96 | \$7,901 | 1.96 | \$1,009 | 1.00 | \$11,601 | 1.96 | \$15,878 | 1.77 | \$2,804 | 1.96 | \$3,034 | 1.43 | \$28,437 | 1.43 | \$9,152 |
| High Density | \$139,939 | 3.49 | \$14,068 | 3.49 | \$1,797 | 1.00 | \$11,601 | 3.05 | \$24,708 | 4.72 | \$7,476 | 4.32 | \$6,687 | 2.80 | \$55,681 | 2.80 | \$17,920 |
| <u>PLANNED RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$53,666 | 1.00 | \$4,031 | 1.00 | \$515 | 1.00 | \$11,601 | 1.00 | \$8,101 | 1.00 | \$1,584 | 1.00 | \$1,548 | 1.00 | \$19,886 | 1.00 | \$6,400 |
| Medium Density | \$79,816 | 1.96 | \$7,901 | 1.96 | \$1,009 | 1.00 | \$11,601 | 1.96 | \$15,878 | 1.77 | \$2,804 | 1.96 | \$3,034 | 1.43 | \$28,437 | 1.43 | \$9,152 |
| High Density | \$139,939 | 3.49 | \$14,068 | 3.49 | \$1,797 | 1.00 | \$11,601 | 3.05 | \$24,708 | 4.72 | \$7,476 | 4.32 | \$6,687 | 2.80 | \$55,681 | 2.80 | \$17,920 |
| <u>COMMERCIAL</u> | | | | | | | | | | | | | | | | | |
| Retail Commercial | \$58,093 | 0.64 | \$2,580 | 0.94 | \$484 | 1.33 | \$15,429 | 2.08 | \$16,850 | 4.12 | \$6,526 | 2.69 | \$4,164 | 0.32 | \$6,364 | 0.89 | \$5,696 |
| Office Commercial | \$75,215 | 0.64 | \$2,580 | 0.94 | \$484 | 1.33 | \$15,429 | 3.27 | \$26,490 | 3.72 | \$5,892 | 2.46 | \$3,808 | 0.54 | \$10,738 | 1.53 | \$9,792 |
| <u>INDUSTRIAL</u> | | | | | | | | | | | | | | | | | |
| Light Industrial | \$43,031 | 0.26 | \$1,048 | 0.42 | \$216 | 1.33 | \$15,429 | 2.00 | \$16,202 | 0.30 | \$475 | 0.64 | \$991 | 0.23 | \$4,574 | 0.64 | \$4,096 |
| Heavy Industrial | \$40,742 | 0.26 | \$1,048 | 0.42 | \$216 | 1.33 | \$15,429 | 1.27 | \$10,288 | 0.19 | \$301 | 0.61 | \$944 | 0.33 | \$6,562 | 0.93 | \$5,952 |

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

ATTACHMENT 9
SUMMARY OF AMENDED DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 15, 2004)

| Land Use Categories | Total Fees | <u>Water</u> | | <u>Sewer</u> | | <u>Storm Drainage</u> | | <u>Streets & Roads</u> | | <u>Police</u> | | <u>Fire</u> | | <u>Parks and Recreation</u> | | <u>General City Facilities</u> | |
|-----------------------------------|---------------|--------------|----------|--------------|---------|-----------------------|----------|----------------------------|----------|---------------|---------|-------------|---------|---------------------------------|----------|------------------------------------|----------|
| | | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee | RAE(1) | Fee |
| <u>RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$78,851 | 1.00 | \$4,031 | 1.00 | \$515 | 1.00 | \$17,264 | 1.00 | \$20,214 | 1.00 | \$1,584 | 1.00 | \$1,548 | 1.00 | \$27,295 | 1.00 | \$6,400 |
| Medium Density | \$119,815 | 1.96 | \$7,901 | 1.96 | \$1,009 | 1.00 | \$17,264 | 1.96 | \$39,619 | 1.77 | \$2,804 | 1.96 | \$3,034 | 1.43 | \$39,032 | 1.43 | \$9,152 |
| High Density | \$203,292 | 3.49 | \$14,068 | 3.49 | \$1,797 | 1.00 | \$17,264 | 3.05 | \$61,653 | 4.72 | \$7,476 | 4.32 | \$6,687 | 2.80 | \$76,425 | 2.80 | \$17,920 |
| <u>PLANNED RESIDENTIAL</u> | | | | | | | | | | | | | | | | | |
| Low Density | \$78,851 | 1.00 | \$4,031 | 1.00 | \$515 | 1.00 | \$17,264 | 1.00 | \$20,214 | 1.00 | \$1,584 | 1.00 | \$1,548 | 1.00 | \$27,295 | 1.00 | \$6,400 |
| Medium Density | \$119,815 | 1.96 | \$7,901 | 1.96 | \$1,009 | 1.00 | \$17,264 | 1.96 | \$39,619 | 1.77 | \$2,804 | 1.96 | \$3,034 | 1.43 | \$39,032 | 1.43 | \$9,152 |
| High Density | \$203,292 | 3.49 | \$14,068 | 3.49 | \$1,797 | 1.00 | \$17,264 | 3.05 | \$61,653 | 4.72 | \$7,476 | 4.32 | \$6,687 | 2.80 | \$76,425 | 2.80 | \$17,920 |
| <u>COMMERCIAL</u> | | | | | | | | | | | | | | | | | |
| Retail Commercial | \$93,191 | 0.64 | \$2,580 | 0.94 | \$484 | 1.33 | \$22,962 | 2.08 | \$42,045 | 4.12 | \$6,526 | 2.69 | \$4,164 | 0.32 | \$8,734 | 0.89 | \$5,696 |
| Office Commercial | \$126,357 | 0.64 | \$2,580 | 0.94 | \$484 | 1.33 | \$22,962 | 3.27 | \$66,100 | 3.72 | \$5,892 | 2.46 | \$3,808 | 0.54 | \$14,739 | 1.53 | \$9,792 |
| <u>INDUSTRIAL</u> | | | | | | | | | | | | | | | | | |
| Light Industrial | \$76,494 | 0.26 | \$1,048 | 0.42 | \$216 | 1.33 | \$22,962 | 2.00 | \$40,428 | 0.30 | \$475 | 0.64 | \$991 | 0.23 | \$6,278 | 0.64 | \$4,096 |
| Heavy Industrial | \$66,102 | 0.26 | \$1,048 | 0.42 | \$216 | 1.33 | \$22,962 | 1.27 | \$25,672 | 0.19 | \$301 | 0.61 | \$944 | 0.33 | \$9,007 | 0.93 | \$5,952 |

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents